

COUNCIL
AGENDA

OCT 25, 1976

PROCEEDINGS

MONDAY, OCTOBER 25, 1976

<u>FUNCTION</u>	<u>TIME</u>	<u>PLACE</u>
1. Tax Review Committee	1:30 p.m.	Council Chambers Co-ordinator: R Johnston
2. Recreation Services Policy Advisory Committee	2:00 p.m.	Committee Room "A" Chairperson: R. A. Searle Co-ordinator: A. Grannum
3. Joint Council and Planning Committee Public Meeting	6:30 p.m.	Council Chambers
4. COUNCIL MEETING	7:30 p.m.	COUNCIL CHAMBERS

NOTE: If the above items are changed in any way,
you will be advised prior to the commencement
of the Meeting by the Chairman.

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT THE
APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON
THE AGENDA.


REVIEWED BY
CITY MANAGER

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

DATE: MONDAY, OCTOBER 25, 1976
TIME: 7:30 P.M.
PLACE: CITY COUNCIL CHAMBERS
1 City Centre Drive
Mississauga, Ontario

1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETING: October 12, 1976

3. PRESENTATIONS

(a) FILE 83-76 - COUNCIL GENERAL

Dr. Ruth Hussey, Chairman of the Rattray Marsh Preservation Committee, Arid Lewis, Director of Nature Conservancy of Canada, together with members of the Rattray Marsh Preservation Committee and representatives of various donors to that Committee, will be present to make a presentation to the City and to the Mississauga Central Library. (See attachment I-1)

(b) FILE 83-76 - COUNCIL GENERAL

Representatives from the Royal Canadian Legion, Branch 528 Malton, will be in attendance to receive a Certificate of Recognition Award from the City.

4. DEPUTATIONS

(a) FILE 191-76 - CLARKSON BUSINESS IMPROVEMENT DISTRICT

Heather L. Caton, Secretary-Treasurer of the Clarkson Village Centre, will appear before Council to express appreciation to staff for their assistance with reference to the Clarkson Business Improvement District.

5. PUBLIC QUESTION PERIOD

October 25, 1976

6. CORRESPONDENCE

- (a) INFORMATION ITEMS - Attachments I-1 to I-15
- (b) ITEMS REQUIRING DIRECTION - C-1

7. NOTICES OF MOTION

8. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 to R-7

R-1 - FILE 21-76 - TENDERS (GVW TRUCKS)

Report dated October 5, 1976, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, recommending that the tender for the supply of one GVW truck Specification 'A', be awarded to International Harvester Ltd., in the amount of \$14,396.85 and that the supply of five GVW trucks Specification 'B', be awarded to International Harvester Ltd., in the amount of \$143,812.49, the lowest bidder. To be received. By-law available.

R-2 - FILE 21-76 - TENDERS (MISSISSAUGA VALLEYS COMMUNITY CENTRE)

Report dated October 20, 1976, from Mr. E. Halliday, Commissioner of Recreation and Parks, recommending the award for the contract to construct the Mississauga Valley Arena and outside playing fields including lighting. To be received. Resolution available.

R-3 - FILE 1-76 - ACCOUNTING

Report dated October 6, 1976, from the City Treasurer, requesting ratification of the accounts for the month of September, 1976. To be received. Resolution available.

R-4 - FILE 10-76 - PARKS (PARK LAND PURCHASE)

Report dated October 18, 1976, from Mr. E. Halliday, Commissioner of Recreation and Parks, with respect to acquiring the 10 acre site immediately west of Meadowvale Village south of Derry Road formerly owned by Mrs. Cassals. To be received. Resolution available.

October 25, 1976

8. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-5 - FILE 115-76 - MISSISSAUGA CITY CENTRE

Report dated October 19, 1976, from Mr. I. F. Markson, City Manager, with respect to Energy Conservation. To be received. Resolution available.

R-6 - FILE 115-76 - MISSISSAUGA CITY CENTRE

Report dated October 20, 1976, from Mr. B. Clark, City Solicitor, with respect to leases for the 8th and 9th floors of the Univac Building. To be received. By-law available.

R-7 - FILE 24-76 - WORKS (MAINTENANCE DISTRICT #5)

Report dated October 20, 1976, from Mr. B. Clark, City Solicitor, with respect to the lease for Maintenance District #5. To be received. By-law available.

9. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS FROM COMMITTEES

Verbal motion

10. COMMITTEE REPORTS

(a) GENERAL COMMITTEE REPORT - October 20, 1976

11. COMMITTEE TO RISE

Verbal motion

October 25, 1976

12. PETITIONS - Attachments P-1 and P-2

P-1 - FILE 49-76 - PETITIONS (PLANTER BOX)

Petition (undated) signed by approximately 100 petitioners requesting that the planter box at the entrance to the shopping centre on Burnhamthorpe Road and Dixie Road be removed. To be received and referred to R. Edmunds.

P-2 - FILE 49-76 - PETITIONS (UNA AND VEY ROADS)

Petition (undated) from approximately 149 petitioners requesting that Una and Vey Roads be opened to vehicular traffic, or alternatively, Una Road. To be received and referred to W. Taylor.

13. UNFINISHED BUSINESS - Attachments UB-1, UB-3 to UB-5

UB-1 - FILE 02/71/75 - TED LIBFELD
FILE 25-76 - ZONING GENERAL

Mr. Boland appeared before Council at its meeting held October 12, 1976, and requested to be exempted from General Committee recommendation #1377, which has the effect of placing a holding category on the C2 zoned lands bounded by Louis Drive, Mavis Road, Queensway West and Stavebank Road. It is his intention to construct a shopping centre on Queensway West. On October 12, 1976, this matter was deferred pending receipt of a report from the City Solicitor. A copy of the City Solicitor's report dated October 19, 1976, is attached hereto. By-law available.

October 25, 1976

13. UNFINISHED BUSINESS CONTINUED

UB-2 - FILE 151-76 - PARKWAY BELT
FILE 35-76 - REGIONAL MUNICIPALITY OF PEEL

Council at its meeting held October 12, 1976, deferred the following motion to this meeting:

"WHEREAS Mississauga is on record to opposing industrial development in the Parkway Belt and on record that it will oppose any attempt by Brampton or Peel to achieve same;

THEREFORE BE IT RESOLVED that Planning Staff be asked to prepare a case against the industrial development being recommended at the N/W corner of Goreway and Steeles and N/E corner of Steeles and Airport Road by the Regional Chairman and Planning Staff."

UB-3 - FILE 20-76 - TAX DEPARTMENT (BLAIR COMMISSION)

General Committee at its meeting held October 20, 1976, referred the brief prepared by the Finance Department, which is to be presented to the Blair Commission, to this meeting.

UB-4 - FILE 02/5/73 - WIMPEY TOWNHOUSE DEVELOPMENT

General Committee at its meeting held October 20, 1976, referred to this meeting, a report dated October 7, 1976, from the Property Agent, in which he recommends that the sum of \$102,000.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Wimpey Townhouse Development, rezoning application 02/5/73, a 10.3 acre parcel at the south-east corner of Mineola Road and Hurontario Street producing 102 townhouse units. Councillor Kennedy will report on this matter at this meeting.

UB-5 - FILE 164-76 - SMOKING IN RETAIL FOOD STORES

General Committee at its meeting held October 20, 1976, considered the following recommendation of the Environmental Advisory Board:

"That a by-law be enacted prohibiting smoking in retail food stores in accordance with the provisions of The Municipal Act."

continued....

October 25, 1976

13. UNFINISHED BUSINESS CONTINUED

UB-5 CONTINUED.....

This matter was referred to this Council meeting, in order that Mr. B. Clark, City Solicitor, may verbally provide clarification of his report dated September 24, 1976.

14. BY-LAWS

Verbal motion for required number of readings.

- #596-76 - A By-law to authorize the temporary borrowing of \$1,000,000.00 (all of which is to be debentured) pending the issue and sale of debentures. (This by-law provides for the temporary financing for certain undertakings by the Hydro Electric Commission of the City of Mississauga as set out in By-law No. 153-76.)

THREE READINGS REQUIRED

- #597-76 - A By-law to authorize the temporary borrowing of \$5,500.00 (all of which is to be debentured) pending the issue and sale of debentures. (This by-law provides for the temporary financing for the construction of a concrete sidewalk on the North Service Road (North Side) from Stonehouse Crescent to Shawanaga Trail in the City of Mississauga as set out in By-law No. 188-76.)

THREE READINGS REQUIRED

- #598-76 - A By-law to purchase One (1) 28,000 GVW Truck Specification 'A' (No Trade-In) and five (5) 28,000 GVW Truck Specification 'B' (With Trade-In). (Contract awarded to International Harvester Ltd.)

THREE READINGS REQUIRED

October 25, 1976

14. BY-LAWS CONTINUED

- #599-76 - A By-law to amend By-law No. 234-75 as amended. (This by-law designates 6730 Falconer Drive, 966 Inverhouse Drive, 1615 & 1625 Bloor Street, 3025 The Credit Woodlands and 400 Bloor Street East, as fire routes. This is as recommended by General Committee on October 20, 1976.)

THREE READINGS REQUIRED

- #600-76 - A By-law to accept an Offer to Sell. (This is an Offer from Prombank Investments Limited, for a strip of land shown as Parts 13 and 14, Plan 43R-4147, for Eglinton Avenue East Widening. This is as recommended by General Committee on October 20, 1976.)

THREE READINGS REQUIRED

- #601-76 - A By-law to accept an Offer to Sell. (This is an Offer from the Ministry of Transportation and Communications, for a parcel of land shown as Parts 5, 6 and 8, Plan 43R-4092, with reference to the Cawthra Road - Queen Elizabeth Way Intersection Improvements and North Service Road at Camilla Road. This is as recommended by General Committee on October 20, 1976.)

THREE READINGS REQUIRED

- #602-76 - A By-law to authorize execution of a Grant of Easement. (This is a Grant of Eastment from Andrew Keaveney and Margaret Keaveney covering storm sewer easements over Parts 9 and 10, Plan 43R-3627, in connection with the Cawthra Creek Diversion. This is as recommended by General Committee on October 20, 1976.)

THREE READINGS REQUIRED

October 25, 1976

14. BY-LAWS CONTINUED

- #603-76 - A By-law to authorize the execution of a Permission to Construct. (This is a Permission to Construct permitting the Ministry of Transportation and Communications to enter upon the lands shown as Part 1, on Ministry Plan P-1857-306 for the purpose of clearing, grubbing and utility relocations for the Q.E.W. Highway. This is as recommended by General Committee on October 20, 1976.)

THREE READINGS REQUIRED

- #604-76 - A By-law to amend By-law No. 377-74. (This by-law amends the by-law appointing I.F. Markson as Chief Administrative Officer so that it is similar to previous by-law as recommended by Resolution No. 604.)

THREE READINGS REQUIRED

- #605-76 - A By-law to amend By-law No. 5500 as amended, (File OZ/76/74, Fieldgate Homes, lands located west of Stavebank Road, north of Queensway West.

THREE READINGS REQUIRED

- #606-76 - A By-law to amend By-law No. 5500 as amended. (File OZ/40/73, 247-555 Investments Ltd., lands located east of Creditview Road, north of Britannia Road W.)

THREE READINGS REQUIRED

- #607-76 - A By-law to amend By-law No. 5500 as amended. (Lands located south of Burnhamthorpe Road, west of Central Parkway.)

THREE READINGS REQUIRED

October 25, 1976

14. BY-LAWS CONTINUED

- #608-76 - A By-law to amend Port Credit By-law No. 1227, as amended. (This by-law establishes revised parking requirements for commercial and institutional developments in the former Town of Port Credit.)

THREE READINGS REQUIRED

- #609-76 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes the land known as part of Lot 22, Conc. 1, N.D.S., as part of Burnhamthorpe Road West.)

THREE READINGS REQUIRED

- #610-76 - A By-law to amend By-law No. 5500 as amended. (This by-law places C2 zoned lands bounded by Louis Dr., Maris Rd., Queensway West & Stavebank Rd. in a holding category.)

THREE READINGS REQUIRED

- #611-76 - A By-law to authorize the execution of a Housekeeping Agreement between Markborough Properties and the Corporation of the City of Mississauga. (File T-23246, lands being composed of Lots 8 & 9, Conc. 6, W.H.S.)

THREE READINGS REQUIRED

- #612-76 - A By-law to authorize the execution of a Housekeeping Agreement between Cedardown Management Co. Ltd. and the Corporation of the City of Mississauga. (File 02/62/75, lands being composed of part of Lot 12, Conc. 7, E.H.S.)

THREE READINGS REQUIRED

October 25, 1976

14. BY-LAWS CONTINUED

- #613-76 - A By-law to authorize the execution of an Engineering and Financial Agreement between Safeway Construction Co. Ltd. and the Corporation of the City of Mississauga. (File T-75078, lands located north of Burnhamthorpe Road, west of Cawthra Road.)

THREE READINGS REQUIRED

- #614-76 - A By-law to authorize the execution of an Engineering Agreement between Markborough Properties Ltd. and the Corporation of the City of Mississauga. (File T-23246, lands located south of Aquitaine Avenue, east of Winston Churchill.)

THREE READINGS REQUIRED

- #615-76 - A By-law to establish school bus loading zones on City of Mississauga roads.

THREE READINGS REQUIRED

- #616-76 - A By-law to authorize execution of an Agreement to transfer funds from the City to the Region for sanitary sewer and watermain projects. (This is as recommended by General Committee on October 20, 1976.)

THREE READINGS REQUIRED

- #617-76 - A By-law for an extension of lease for 7355 Torbram Road. (This is a lease between J.D.S. Investments Limited and the Corporation of the City of Mississauga.)

THREE READINGS REQUIRED

- #618-76 - A By-law to execute subleases for the 8th and 9th floors of the Univac Building.

THREE READINGS REQUIRED

October 25, 1976

15. MOTIONS

- (a) To adopt General Committee Report of October 20, 1976.
- (b) Motion re Judicial Inquiry. (R. Searle)
- (c) To make application to the Ontario Municipal Board for approval of City of Mississauga Restricted Area By-law No. 449-76, notwithstanding the objection received.
- (d) To endorse the nomination of Mr. Stan A. Keith to the Board of Directors of the Ontario Municipal Personnel Association.
- (e) Motion re closing of Bexhill Drive from the south limit of Gatehouse Drive to Lake Ontario.
- (f) To approve accounts paid by the Treasurer for the month of September, 1976.
- (g) To make application to the Ministry of Transportation and Communications for an allocation of subsidy moneys for the year 1976 for Transit Operating Deficit.
- (h) Motion re installation of traffic signal lights at the intersection of Mississauga Valley Blvd. and Bloor Street. (C. Killaby)
- (i) To advise the Ontario Municipal Board that By-law 588-76 is in conformity with the Official Plan.
- (j) Motion re representation on the Airport Consultative Committee.
- (k) To declare the week of November 1 to 7, 1976, as Energy Conservation Week in the City of Mississauga.
- (l) Motion re acquisition of 10 acre site in Meadowvale.
- (m) To award tender for the contract to construct the Mississauga Valley Arena and outside playing fields.
- (n) Motion re Remembrance Day Wreaths. (C. Killaby)
- (o) Motion re M.T.R.C.A. November General Meeting to be held in Council Chambers.

October 25, 1976

15. MOTIONS CONTINUED

- (p) Motion re tax appeals under Section 636(a) of the Municipal Act. (3 motions)
- (q) Motion re closing of Clarkson Road on October 30/76, from 1:00 to 3:00 p.m. from C.N.R. tracks to Lakeshore Road. (M. H. Spence)
- (r) Motion re financial implications if the City were to withdraw from the Region of Peel. (C. Murray)

16. NEW BUSINESS

17. IN CAMERA ITEM

Mayor Dobkin wishes to address members of Council regarding a property acquisition.

18. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

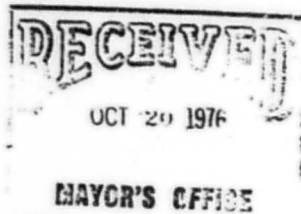
19. ADJOURNMENT

Verbal motion

I-1

1629 Watersedge Road,
Mississauga, Ontario,
L5J 1A7.
October 18, 1976

Mayor Martin Dobkin,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario,
L5B 1M2.



Dear Dr. Dobkin:

Re: The Rattray Marsh Preservation Committee

As you are aware, this committee has been granted time at the Council Meeting on October 25th to present a delegation.

It is our intention to hand to you a cheque in the amount of the cash received by the Nature Conservancy of Canada to date. The rest of the monies will follow later as shown in the enclosed financial statement.

We shall also present to the City a plaque to commemorate the part played by the people of Mississauga and elsewhere in bringing about this acquisition.

As suggested by Councillor Spence, we shall hand to a representative of the Archive Section of the Mississauga Central Library, the documents of the various Rattray Marsh committees from 1961 to the present time as we feel they will be of interest to students and others in years to come.

Yours sincerely,

Ruth Hussey

RUTH HUSSEY, M.R.C.V.S.

RH:jf
Enclosure

c. c. - Councillor Mary Helen Spence.

I-1(a)

THE RATTRAY MARSH PRESERVATION COMMITTEE

Financial Statement October 1976

1. Donations		\$70,841.69
2. Interest - October 31, 1975	\$ 14.60	
April 30, 1976	1,266.14	
September 9, 1976	1,742.00	
October 9, 1976	405.15	
3. Term Deposits - October 11, 1976	\$ 90.00	
		\$ 3,517.89
4. Accounts Receivable		
Gulf Canada	\$ 20,000.00	
Texaco	12,000.00	
Tricil	250.00	
		<u>\$32,250.00</u>
		\$106,582.58
Less cost to Nature Conservancy 5% of donations		
		\$103,465.50
Plaque to be paid for out of surplus interest.		

N.B. - It is possible the \$10,000.00 cheque from Wintario will not have arrived by the October 25th meeting.

TORY, TORY, DeSLAURIERS & BINNINGTON
BARRISTERS & SOLICITORS

JOHN A. TORY, Q.C.
ARTHUR A. BINNINGTON, Q.C.
BRIAN W. SHIELDS, Q.C.
JAMES C. BAILLIE
C. MERRILL BURTON
PAUL M. MOORE
RONALD G. MACDONALD
GORDON R. CUNNINGHAM
VICTOR PETERS
SHEILA R. SLOCK
DONALD E. SALISBURY
STEPHEN R. RICHARDSON
JAMES E. A. TURNER

J. S. D. TORY, Q.C. (1965)
JAMES M. TORY, Q.C.
ANNE R. DUBIN, Q.C.
DESMOND J. MACKEY
J. GORDON COLEMAN
J. GARNET PINK
ROBERT P. ARMSTRONG
SIDNEY P. H. ROBINSON
ERIC P. SALSBERG
GABOR G. S. TAKACH
PETER E. S. JEWETT
CHARLES F. SCOTT
BARRY A. LEON

COUNSEL
H. LORNE MORPHY, Q.C.

WILLIAM J. DeSLAURIERS, Q.C.
DOUGLAS ANDISON, Q.C.
J. TREVOR EYTON, Q.C.
MICHAEL G. THORLEY
ROBERT W. TORRENS
JAMES M. SPENCE
PETER D. MADDAUGH
ROBERT J. HAMILTON
WILLARD J. L'HEUREUX
PATRICIA J. MYHAL
WILFRED M. ESTEY
ROBERT S. HOWE

TELEPHONE (416) 366-7801
TELEX 06-22538
CABLE ADDRESS "JONTOR"

11 KING STREET WEST
TORONTO, CANADA M5H 1B1

September 10, 1976

RECEIVED

REGISTRY NO. 8839

DATE SEP 14 1976

FILE NO. 132-75

CLERK'S DEPARTMENT

Mr. D. R. Turcotte,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario,
L5B 1M2.

Dear Mr. Turcotte:

Re: Deputation to October Evening Session
of City Council.

The Rattray Marsh Preservation Committee has raised over \$100,000.00 towards the City of Mississauga's share of the cost of acquiring the Rattray Marsh.

We would like to turn over the funds raised by us to the City of Mississauga at a brief ceremony at the Evening Session of City Council in the latter part of October. We would have in attendance at the meeting representatives of the Committee, of the Nature Conservancy of Canada and of certain large donors.

We would also present at the meeting a plaque commemorating the acquisition of the Rattray Marsh and documents for the City archives relating to the Rattray Marsh.

Would you kindly confirm the date of the Evening Session in the latter part of October and whether it would be appropriate for the deputation to take place.

Sincerely,



PAUL M. MOORE.

PMM:jf

c. c. - Mrs. Mary H. Spence, Councilor, Ward 2,
c. c. - Dr. Martin L. Dobkin, Mayor.

24 QUEEN ST. EAST
BRAMPTON, ONTARIO
L6Y 1A4



PHONE—Brampton 453-4110

I-2

The Corporation Of The
City Of Brampton

OFFICE OF THE CLERK October 14, 1976

The Clerk
The City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

RECEIVED	
REGISTRY NO.	100-49
DATE	OCT 18 1976
FILE NO.	75-76 104-76
CLERK'S DEPARTMENT	

Dear Sir:

Re: Tri-Municipal Committee -
Toronto International Airport
Our File C191-76

I am writing with reference to the Tri-Municipal Committee on the planning of Toronto International Airport, with particular regard to the meeting held on Thursday, September 23, 1976.

The Tri-Municipal Committee, at their meeting, were in receipt of correspondence from the Honourable Otto Lang, Minister of Transport Canada, outlining the formation of the Airport Consultative Committee which correspondence also invited the municipalities to appoint a representative to this technical committee.

The Tri-Municipal Committee have enacted the following resolution, which I would appreciate if you would bring to the attention of the members of your Council, if this has not been done through the presentation of the Minutes of the September 23rd meeting:

"The Tri-Municipal Committee recommends to each of the participating municipalities within the committee that a recommendation go forward to the Minister of Transport Canada and the Minister of Transportation and Communications, that representation on the Airport Consultative Committee be amended to include political representation."

For your information I wish to advise that the City of Brampton had, at an earlier date enacted a resolution to this effect.

Yours truly,

K.R. Richardson
K.R. Richardson

Secretary
Tri-Municipal Committee
Toronto International Airport

KRR:al

✓ TO BE RECEIVED
RESOLUTION AVAILABLE



Ontario
Municipal
Board

RECEIVED
REGISTRY NO. 9699
DATE OCT 7 1976
FILE NO. 66-76
CLERK'S DEPARTMENT

416/965-1912

180 Dundas St. West,
Toronto, Ontario.
M5G 1E5

Quote File Number
A 76717

October 4th, 1976.

Mr. Grant Sinclair,
Lang, Michener, Cranston, Farquharson & Wright,
Barristers & Solicitors,
P.O. Box 10,
First Canadian Place,
Toronto, Ontario.
M5X 1A2

Dear Sir:

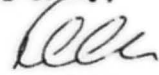
Re: Appeal by June Keevil from a
decision of the Region of Peel
Land Division Committee
Submission No. B.60/76M.

Receipt is acknowledged of your letter
of October 1st requesting adjournment of the hearing
on the above matter.

I am directed to advise the Board has
granted the request and the hearing scheduled for
2 P.M. on October 7th, 1976, has been adjourned.

A new appointment will be arranged and
you will be duly notified when the new date of hearing
has been determined.

Yours truly,


K. C. Andrews,
Secretary.

- cc - Clerk, Region of Peel.
- Clerk, City of Mississauga.
- Secretary-Treasurer,
Land Division Committee,
Region of Peel.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

C
O
P
Y

I-3

I-4(a)

SUBMISSION OF THE
ONTARIO NEW DEMOCRATIC PARTY CAUCUS
TO THE
COMMISSION ON PROPERTY TAX REFORM

SEPTEMBER 27, 1976

I-4(b) :

The NDP is pleased though not overjoyed to participate in the hearings before this Commission. The Commissioners must feel, as we do, that they are constrained by so narrow a mandate. Even the timing and duration of the inquiry make many of us wonder about the judgement which created it. The Government has known for years, since 1969, in fact, that shifts were going to occur within and between various classes of property upon the introduction of a system of market value assessment. In 1969, during the legislative debates surrounding the bill, the then leader of the NDP, Donald C. MacDonald had this to say:

"We therefore recommend that the implementation of these recommendations (Provincial market value assessment) be delayed until a thorough statistical analysis has been made of their effect. If it is found that a substantial shift in the burden of property tax could occur in many municipalities, we recommend that the proposed schedule be modified. In any event, we urge that relieving provisions be considered for municipalities which may be adversely affected due to the specialized nature of their business."
(Hansard, Nov. 12/69, emphasis added)

Almost seven years ago, therefore, we argued that we needed more information if we were to make informed judgements about the utility of the proposed new system. That is when the Commission should have been struck; and, given the complexity of the subject, it might still be sitting today.

Instead, seven long years later, we and you are finally presented with fifteen proposals and scant information on which to base decisions about them.

I-4(c)

2

There's no question that assessment procedures need revision. Inequities abound under the present arrangements. However, we have also no opportunity here to discuss the whole concept of market value assessment since the terms of reference preclude it. Yet the obvious difficulties of applying market value assessment and the need to modify its application in a very sophisticated fashion calls into question the very principle upon which it is founded. What is the market value of an industrial property where there is no market? Clearly only single family residences are readily assessable at some rough form of market value. This in itself will cause inequities between classes of properties to be enshrined. Unfortunately for the taxpayer, the Government appears not to recognize this simple fact. Furthermore, since we have seen no representative studies (the Niagara example is clearly incomplete), it's difficult to determine where and in what fashion modifications must be made. We learn as well that the Government is itself only now conducting specific studies after the reforms have been proposed. It's like closing Doctor's Hospital and then ordering a study of bed-needs in Metro. It just doesn't make sense.

These proposals might, we suppose, be the law if the verdict of September 13th, 1975 had been different. But, since majority eluded the Government, and since the proposals will occasion a good deal of disruption in the life of the Province, the Government has chosen an alternative. Darcy McKeough's favourite refrain is "Tell it to the Commission". Well, here we are, telling it to yet another Commission, hoping, never knowing, what impact our submission may make or, for that matter, what impact the findings of the Commission may ultimately have. Mackenzie King loved this route: We are less persuaded.

I-4(d):

However, the Commission's terms of reference seem terribly limited. We should be able to discuss the inadequacies of the property tax itself - and the possibility of much less reliance on such a regressive tax. In the last Session we called for a more broadly-based examination. It contradicts common sense to explore these fifteen proposals in isolation from the wider issues facing us. Our resolution in the legislature was worded:

"That in the opinion of this House, it now being eight years since the Smith committee on taxation reported, a select committee of the House should be appointed with power to sit when the House is not in session, to study ways of reforming the tax system of Ontario to make it fairer and, without limiting the generality of the foregoing, to examine in particular: (1) the burden of local and regional taxation on the homeowner; (2) new sources of revenue for local and regional government, including sharing of income tax, corporation tax, sales tax and resources taxes; (3) alternative methods of financing education costs; (4) ways of preventing a significant shift in the relative burdens borne by different categories of property taxpayers as a result of the coming change to assessment based on market value."

My colleagues argued then that the issue before this Commission, or some other, should be a complete overhaul of municipal finance - not the narrow technical examination of these proposals. We argued, vigorously, that the root of the problem was the excessive burden of and dependence upon the property tax, and simply smoothing its mechanisms will never overcome the fundamental

I-4(2)

unfairness of it all. We suspect that the Commissioners will find it difficult to judge Mr. McKeough's proposals in the absence of a well-defined context. Does the Province wish to see the regressive property tax, based on market value assessments, become an increasing or shrinking proportion of revenue for local government? How will the allocation and amounts of grant monies be altered by the adoption of these proposals? Why is a Provincial-Municipal Grants Reform Committee sitting simultaneously with this Commission?

The Treasurer was asked at a recent PMLC meeting if the decisions of the Grants Reform Committee would be implemented in the next taxation year (77-78). His answer sounded very much like no. This means that those recommendations will not apply until 1978, the proposed year of change to the new assessment system. What can the Grants Reform Committee possibly decide in isolation from the recommendations of this Commission and the Government policy which may or may not flow from them? It's an odd way to conduct tax reform. And what of the Edmonton Commitment? The words of the Treasurer are not consoling. On August 9, 1976, he had this to say:

"Looking ahead, I have already indicated that in 1978, the first year of tax reform, we may not be able to meet the Edmonton Commitment. After consultation with you, it may have to be revised and rewritten."

Disconcerting words. Words which make us singularly uncomfortable with the Treasurer's "reform" proposals. The Oxford Dictionary defines "reform" as to "make or become better by removal or abandonment of imperfections, faults, or errors". Our worry which will become clearer as my colleagues examine each of the fifteen proposals in more detail, is that in the process of

I-4(f)

rooting out imperfections, the Treasurer may be installing many of a more difficult variety.

Our chief concerns lie in the following areas:

- (1) The movement to market value assessment is predicated on the desire to establish "equity" between and among various classes of property. Historically, industrial and commercial properties have been assessed at a higher rate than residences. Municipalities felt that these properties could bear a larger share of tax because it could be deducted from income for income tax purposes. Isn't that still true? Why should industries get the proposed tax break of up to 30% when the only source to balance the loss is the Provincial purse or other property taxpayers?
- (2) The Budget Paper alleges that residences will bear a decreased proportion of the property tax levy and the Treasurer uses the Niagara example to prove it. Yet our investigations show that the Niagara example is not at all representative and that some classifications of residential taxpayers, namely single-family homes, will pay an increased proportion of the tax.
- (3) Multiple dwelling units may get a long overdue break in their property tax bill, yet these proposals contain no provisions for the savings to be passed on to tenants. In addition, the break for the apartment dweller is offset by an additional burden on the single-family residence. We respectfully submit, you don't end inequity by enshrining one of a different variety.
- (4) The proposal to levy property tax against charitable and non-profit organizations has the potential to drive many of the best of them

I-4(g)

out of operation at the exact point in time at which their services are most in need. Our initial instinct is to reject such a proposition.

- (5) What principle can possibly underpin a system which will cause dramatic increases for many small core-area retail businesses already under pressure from chain stores and plazas.
- (6) The Budget Paper proposes to tax farmland at market value with the Province paying the tax on the land. It could be a windfall to speculators, an implicit insult to many farmers and terrifically costly as well. We have seen an unpublished Ministry of Revenue document, titled "Assessment and taxation of Farm Properties and Managed Forest Land" dated August 1976, which reveals that the proposal may cost farmers more not less and cost the province in excess of \$150 million over and above the current farm tax rebate. It's hard to see the justification for such a move.

But my colleagues are better prepared to discuss the intricacies of these matters. So I give them the floor, with this final observation: we are basically glad to participate in these discussions which will lead to your eventual report. But we are frustrated beyond words by the eleventh hour establishment of the Commission, by the exclusion of vital subjects from your terms of reference, and by the absence of available data which would make for a vastly more productive exchange.

Proposal No. 1

RESIDENCES IN ONTARIO, COLLECTIVELY, WILL BEAR A REDUCED SHARE OF PROPERTY TAXES.

I-4(h)

Frankly, Commissioners, we just don't believe that these proposals will produce that very desirable result. The supporting documents lack credibility. Assessing residences at 50% of market value and other classes of property at 100% may, and we emphasize may, shift the burden away from residential in Niagara and in the first year. We have no assurance in the form of hard evidence that Niagara is representative. In fact, in another unpublished Revenue document entitled "Niagara Region Reassessment Tax Study - Dec. 1975" we find the following evidence to the contrary on page 2 of the Summary Section:

"Niagara provided the first reassessment data for an area containing large urban municipalities. It was therefore the first confirmation of just how great a shift in taxes away from industrial property and residential multiple dwellings could be expected. Rather than shifting this burden entirely onto residential single family dwellings, as the case might be in Metro, farms (contrary to the shifts observed in Bruce and Grey) picked up a substantial proportion of the tax increases.

That was our suspicion; it's worrisome to have it confirmed by the Government's own experts.

Furthermore, the following table reveals the movement of the burden over time.

	Year 1		Year 3	
	Res.	Ind.	Res. (up 30%)	Ind. (up 20%)
Market Value	\$40,000	\$40,000	\$52,000	\$48,000
Assessment	\$20,000	\$40,000	\$26,000	\$48,000
Mill Rate	20	20	20	20
Taxes	\$ 400	\$ 800	\$ 520	\$ 960

I-4(1)

(Source: The table is based on a hypothetical case in which industrial and commercial values climb at approximately 2/3 the rate of residential - a generally accepted ratio.)

It is evident that because residential values increase much more rapidly than industrial the tax on residential property increases at a greater rate over the three year period - increasing by 30% while industrial property taxes increase by only 20%. The effect of this is, of course, to penalize homeowners for Government's failure to hold down the price of housing and housing land. Clearly a different assessment split will be necessary for different areas within the Province and, to ensure continued "equity" that split will need to be updated every year. An administrative nightmare to say the least.

We doubt that the burden in Niagara will shift away from residences in the first year and certainly will not over the long run. The table provided in the budget paper as documentation is highly suspect. (see table attached.)

The table shows the levy increasing on residential properties after straight reassessment by a total of \$3.1 million or 7.4% (second column). Oddly enough, the unpublished Niagara study in our possession shows on Table XVIII, p.40, an increase of \$6.6 million or 14% (almost double). Where did these new values come from? Did the Ministry reassess everything in Niagara between December 1975 (when the Revenue study is dated) and the April budget? Hardly.

The table and to a large extent the wording of the proposal itself,

I-4(j)

The Region of Niagara Comparison of Tax Levies
(\$ million)

	<u>Present</u>		<u>Proposed</u>
	Year before Reassessment Tax Levy	Reassessment Tax Levy	Reassessment Tax Levy
Residences	41.9	45.0	31.7
Farms (1)	1.1	1.6	.9
Commercial and Industrial Realty	21.6	17.2	20.4
Commercial and Industrial Business	9.6	7.2	10.3
Federal	.2	.2	1.4
Provincial (2)	2.2	3.2	9.4
Municipal	.3	.3	2.0
School Boards	-	-	6.3
Private Exempt	-	-	4.1
Other (3)	3.9	6.1	9.5
	80.8	80.8	96.0

(1) Farm Residences	.4	.5	.9
Farm Land and Buildings	.7	1.1	-
	1.1	1.6	.9
(2) Payments in Lieu of Taxes	1.1	1.6	5.8
Farm Assistance	1.1	1.6	3.6
	2.2	3.2	9.4

(3) includes land, vacant commercial and industrial, railway rights-of-way, golf-courses, lodges, clubs.

(4) The tax levy under the proposed system is \$15.2 million greater than the tax levy under the present system, reflecting the imposition of full taxes and payments in lieu of taxes on previously exempt or partially exempt public property.

I-4(K)

attempt to obscure other important shifts as well. "Collectively" and "share" are the operative words. It is perhaps true that the residential share may decline although we sincerely doubt it, but within residential there are other important shifts. For example, the same Ministry of Revenue document reveals in Welland a tax increase of 20% on single family residences and a decrease of 16% on multiple dwellings after reassessment and before the proposals are applied. The proposals do not speak at all to this dramatic shift. This is a direct result of the historical over-assessment of apartments vis-a-vis single family dwellings. In Welland, we know that single family dwellings are assessed at approximately 12.4% of market value while apartments are already at more than 20% of market value. If you bring both types of property up to market value clearly the apartment building gets a break and the single family home is hit. And, there is no provision in these proposals to pass the savings on to tenants.* The same phenomenon will be experienced right across the Province. In Metro for example, we find the following:

<u>Municipality</u>	<u>Assessment/Market Value</u>	
Toronto	apartment	21%
	residences	8%
Scarborough	apartment	25%
	residences	11%
Etobicoke	apartment	23%
	residences	9%

* Just as an aside, we think it worthwhile pointing out that if tenants were informed of the amount of tax levied against their residence, but paid by the landlord they might understand more fully the implications of the property tax.

I-4(x)

In municipalities with a high proportion of multiple dwellings, the shift of burden to single family dwellings will be stark. We see no way in which this will be prevented. It is a simple function of: (1) the over-assessment of apartments in the past; (2) the fact that inflation has hit the single family home more than the multiple dwelling, and; (3) the theory that to achieve equity you must achieve equality of treatment. We would argue, on the other hand, that if you want equity you design the system to achieve it. You do not leave it to the rigid application of the market value principle and let the chips fall where they may.

Other interesting questions arise out of an examination of the table. For example, the Federal Government is expected to increase its contribution sevenfold. Realistic? The Province has no power to compel payment and the Federal Government bickers now over their relatively minor assessments. Federal officials admitted to us that when an adjustment occurs it is usually downward. Where will that extra burden be transferred? To residential? Private exempt property is to pick up \$4.1 million - when exemption is withdrawn. How will municipalities resist the pressure to forgive the taxes. When they do not, who will pick up the extra burden?

Proposal No. 2

RESIDENTIAL PROPERTY WILL BE REDEFINED TO INCLUDE ONLY RESIDENCES AND A REASONABLE AMOUNT OF LAND.

We don't quarrel with the general thrust of this proposal. In a later section we will outline our views with respect to non-profit clubs and lodges.

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Proposal No. 3

THE PRESENT PRACTICE OF LEVYING DIFFERENT MILL RATES ON RESIDENTIAL AND COMMERCIAL PROPERTIES WILL BE DISCONTINUED.

If the proposal for different percentages of assessment are accepted, the same effect is achieved. However, as we point out on page 7, significant periodic adjustments will have to be made to the percentages in order to ensure continued equity.

Proposal No. 4

FARMS AND MANAGED FORESTS

Here, the political centrepiece of the proposals, we have much with which to quarrel. We share the feelings expressed by farmers right across the Province. They want no part of this proposal. The 50% rebate of taxes to which they are now entitled is seen by them as a concession to their view and ours that soft services (e.g. welfare and education) ought not be charged against farmland. This proposal, on the other hand, makes no such acknowledgement. Instead, it appears as a sop to farmers - a sop which bears no relationship to ability to pay and a sop which says much about this government's lack of commitment to a viable agricultural industry. Farmers don't want government to pay their taxes for them. Farmers want Government to give agriculture the priority it deserves; want government to commit itself to strengthening the industry in order that farmers can afford to pay their own legitimate taxes.

We can see no virtue in moving to market value assessment on farmland. In fact, assessing the land at potential development value simply serves to institutionalize the essentially artificial prices created by lax land-use

I-4(n)

planning in a speculative environment. Other Canadian provinces (notably, N.S. P.E.I., Sask., Alta., B.C.) assess farmland at agricultural value although other property relates to market value. P.E.I. goes so far as to establish a definition of bona fide farmer to whom the agricultural assessments apply. We think that in spite of the complexities of definition that one can be developed which will suit the needs of the Province. The last few years have seen an enormous amount of time, effort and expertise on the part of Revenue staff devoted to determining fair assessments based on agricultural value. This effort will prove to have been wasted should the proposal be confirmed.

Farmers fears have also been aroused concerning the question of the amount of residential land to be separated artfully from the farm itself for assessment and taxation purposes. Under the land speculation tax, for example, eleven (11) acres are considered the maximum for exemption. Will the same figure be used in this case? How will the market value be established? Anyone aware of market values particularly in the greater Metro Toronto region will know that an old farm house in the country is worth its weight in gold. The Treasurer implies by his budget example that farmers would pay less under the new scheme. Even if the Province were to keep up its level of transfer payments, there is no proof to support the Treasurer's contention. We do not know the total tax paid now by all farmers but the farm tax rebate (1/2 of farm taxes including residences) is \$32.5 million; under the proposal all farms and residences will, according to the until-now secret Revenue document, pay \$36.2 million. But that part of the document is only a guesstimate because market value of farm residences has been artificially set at \$30,000 which may or may not bear any relationship to real market values.

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The issue which galls us the most with respect to the proposal, however, is the gift to speculators and non-farmers implicit in it. Ford Motor Co. owns farmland. It's rented out to neighbouring farmers. Concerned about the possible tax implications, Ford telephoned a farm organization to inquire if they had any documentation of the likely tax impact. Because the land is rented, they were reassured, the Province would be paying the tax for them. Why on earth should the Ontario taxpayer pay taxes for Ford of Canada? The example is a minor illustration of the degree to which non-farmers will benefit by this proposal.

We have learned in a Ministry report that the proposal would cost the public treasury in excess of \$150.3 million over and above the current farm tax rebates or a total of \$183 million. Of that \$183 million roughly \$86 million or 47% would be paid in the Metro fringe (Durham, York, Halton, and Peel regions). What proportion of that \$86 million represents taxes to be paid on behalf of speculators we leave to the Commission to judge.

And, if municipalities believe that the \$183 million will be a windfall to their coffers let them be cautious. The Treasurer has refused repeatedly to confirm current grant levels. Has the Commission any such assurance?

If the Province wants to buffer agriculture, let it take the \$150 million or less to create a decent Farm Income Assurance Plan which would channel money to farmers in genuine need.

We would suggest, therefore, that a dual-registry of farm properties be

I-4(p)

maintained. Market value assessment and taxation would apply only if the land ceased to be owned by a bona fide farmer.

Proposal No. 5

ALL REAL PROPERTY USED FOR THE PURPOSE OF A BUSINESS INCLUDING GOVERNMENT ADMINISTRATIVE FACILITIES WILL BE SUBJECT TO AN ADDITIONAL ASSESSMENT OF 50 PERCENT OF MARKET VALUE FOR BUSINESS TAXES.

We have no objection to Government paying its fair share of municipal taxation; we have argued the position for years. We do object strenuously to the proposition of lowering taxes on industries while heaping a significant share onto small businesses, particularly small, owner-operated retail businesses in core areas.* These businesses are already under assault by chain stores, shopping plazas, and unfair sales practices which go unchecked in the Province. The erosion of small business brings in its wake the erosion of the quality of life in neighbourhoods and city centres.

The budget table shows threatened changes in total tax (realty and business) burden as a result of the proposal. The shifts are as follows:

Carparks	up 62%
Professional and Retail Chain	up 16%
Retail Stores	up 21%
Industries	down 30%
Financial	up 1%
Wholesale	down 24%
Distilleries	down 43%

What conceivable rationale can be provided for these proposed shifts? The Treasurer's answer is administrative ease; whoever heard of gearing a tax

* Reassessment in Mississauga produced tax increases on core commercial business ranging as high as 500%.

I-4(9)

system solely to administrative ease? We believe some form of differential business assessment which would at least discriminate in favour of small business, should remain in force. We do not believe in the theory of reducing the tax on industry; in practice we know full well that the savings would never find their way to the consumer.

Proposal No. 6

TAXATION OF PUBLIC PROPERTY

Public property is to be subject to "fair" taxation. A good principle. We agree with the Treasurer when he asserts that:

"Inclusion of all local public property in the property tax base means that local governments will be taxing their own facilities such as schools and parks. But since the property tax is levied for upper tier and school board purposes, as well as local municipal purposes, this broadened tax base will permit a fairer distribution of costs and revenues among local government units."

We understand that many municipal facilities, schools and parks and regional buildings, for example, service much wider areas than the municipality in which they are situated. The taxpayer is that one municipality might not to have to bear the full weight of services provided to facilities which serve a wider community.

What worries us is not so much the proposal itself, but rather the interpretations which may flow from it. In the Niagara case study, the tax

I-4(R)

levy is increased by \$8 million to be paid by municipalities and school boards on their own property. Of that \$8 million, \$2 million is municipal property tax to be paid by its own ratepayers. It is unacceptable to us for the tax to be imposed if the Province then chooses to diminish its grants by a corresponding amount. That would be an all too convenient excuse for the Province to avoid its legitimate payments.

The same is true of school property tax. The schools are to pay \$6.3 million in the Niagara example. The total costs for schools will be up by that amount and the extra cost will be eligible for Provincial subsidy (at roughly 50%). That means approximately one-half of the tax burden will be paid by municipal taxpayers for school purposes. If, because the municipality appears to be getting more revenue, the Province decreases its grants accordingly - this is again completely unacceptable. Homes for the Aged fit the pattern as well. We have no assurance that the Province will not decrease its grants to municipalities to the same extent that the Province pays additional taxes. We further doubt the additional Federal contribution will materialize. Residential taxpayers will foot the bill and the Province may well have evaded its responsibilities. It is difficult for us to accept that this adds up to a break for municipalities and, above all, their ratepayers.

Furthermore, we worry that in adding another cost to the operation of Education, Colleges and Universities and Health, thereby increasing the share of the Provincial Budget for these services, the Province may see fit to restrain the actual services they provide to keep percentage increases in line with the Treasurer's spending guidelines. It would be a clever but

I-4(s)

inappropriate way to reduce necessary services.

Proposal No. 7

AS IS THE PRESENT CASE, CHURCHES, CEMETERIES AND PROPERTY HELD IN TRUST FOR A BAND OR BODY OF INDIANS WILL BE EXEMPT. ALL OTHER PRESENTLY EXEMPT PROPERTY WILL BE TAXED AT 100 PERCENT OF MARKET VALUE, EXCEPT RESIDENCES WHICH WILL BE TAXED AT 50 PERCENT OF MARKET VALUE.

The opening statement of this proposal does little to inspire confidence; we quote: "All non-profit and charitable organizations are presently exempt from property taxes. . ." (emphasis added). The fact that all non-profit and charitable organizations are not currently exempt from property taxes casts further suspicion about the scrutiny given these proposals in advance of the budget. The situation varies from municipality to municipality of course, but we know that, for example, many Legions and YM-YWCA's pay property taxes now. That aside.

It is our firm view that non-profit, charitable organizations ought not be burdened by property tax. Our information shows, for example, that the receipts of the United Community Fund of Metro Toronto for 1975 reached \$15 million. The donations have not kept pace with inflation, however, so that real dollars available for actual services have been shrinking. If as they estimate, the tax burden would approach \$1 million on their funded agencies, it would mean the diversion of many precious dollars from frontline services to people (e.g. Meals on Wheels for Seniors) to municipal coffers. The community recognizes the value of these services to the tune of \$15 million voluntary dollars, could it possibly see the justification for part of these resources paying property taxes? The Government professes to recognize

I-4(T)

the value of these groups. In June 1976, speaking to the Inter Service Club Luncheon in Belleville, the Premier went on at some length about the voluntary sector:

"Obviously there are a number of services that Government should and must provide and which it will continue to provide. But there is going to be a growing need for people or groups of people to assemble their own resources to help themselves or others whom they deem to be in need of help or of some services not already provided by Government."

He went on to add an important reflection:

"It seems to me that it has been the partnership of individuals, groups and governments that has made Ontario towns and cities good places in which to live. Without that voluntary involvement at the community level everybody loses. . . and not just dollars." (emphasis added)

What has happened to this noble sentiment? We are persuaded that many of these agencies will not be able to withstand the impact of taxation. And, at a time when Provincial social services restraints are severely damaging the capacity of public agencies to deliver human services, it seems utter folly to reduce the services able to be provided by the Volunteer Sector.

We appreciate both the awkwardness of forcing municipalities to exempt these properties given the grim shape of municipal finances and the difficulties in making exemption permissive, given that many agencies service more than one municipality and local government jurisdiction is divided - often three ways. We're also loathe to have the burden fall on the municipalities, particularly when the tax loss will vary so drastically from municipality to municipality. One option seems to be for the Province to bear the cost. However, because we haven't been provided with information on the magnitude of the proposal, we are not making it a firm recommendation at this time. If the cost is unacceptably high, a modified municipal-provincial plan will be necessary. We reiterate, though, that whatever option is ultimately adopted, it is important for Government to support and encourage the volunteer sector.

It is our view that one previously exempt area worth considering is the assessment and taxation of industrial machinery and equipment. Other Provinces have seen fit to broaden significantly the local tax base through this expedient and it seems to us to make more sense than the option this Government has chosen. This is particularly and dramatically true for mining municipalities.

Proposal No. 8

PHASING IN TAX REFORM

The need for a phasing-in period is obvious. The magnitude of tax

I-4(u)

changes which we foresee could not possibly be accommodated in one taxation year. What worries us is the budget paper wording: "... a method of phasing will be available to prevent abrupt tax changes." (emphasis added).

To ensure equity we believe the phasing formula should be uniform and mandatory and established by the Province.

Proposal No. 9

ASSESSMENT ROLLS WILL BE RETURNED AND ENUMERATION WILL BE PERFORMED EVERY TWO YEARS TO COINCIDE WITH LOCAL GOVERNMENT ELECTIONS.

The proposal is reasonable.

Proposal No. 10

ASSESSMENT ON PROVINCIAL GOVERNMENT PROPERTY WILL BE POOLED AND ASSIGNED BETWEEN THE PUBLIC AND SEPARATE ELEMENTARY SCHOOLS IN THE SAME PROPORTION AS THE TAXABLE ASSESSMENT ASSIGNED BY THE OWNERS AND OCCUPANTS OF RESIDENCES.

We agree.

Proposal No. 11

COSTS SHARED AMONG MUNICIPALITIES WILL BE SHARED ON THE BASIS OF THE ASSESSMENT ON WHICH TAXES AND PAYMENTS IN LIEU ARE BASED.

The proposal to share costs on the basis of revised assessment makes sense. If costs were shared on any other basis, inequities would be magnified.

Proposal No. 12

WHERE ASSESSMENT IS TO BE USED TO DETERMINE THE GRANT TO BE PAID TO A MUNICIPALITY, THE ASSESSMENT USED WILL BE THE ASSESSMENT ON WHICH TAXES AND PAYMENTS IN LIEU OF TAXES ARE BASED.

We believe that the more uniform assessment base potentially available under a modified system of market value assessment can and should be used to determine a system of Provincial grants more closely geared to municipal need. However, until the Province moves to diminish the burden of education costs on property taxpayers (now increasing under the Treasurer's restraint regime) and dramatically shifts to unconditional transfer payments - this seems to us to be the current sine qua non of municipal tax reform - very little will have been accomplished.

Proposal No. 13

THE PROVISIONS OF THE ASSESSMENT ACT WILL APPLY TO THE ASSESSMENT OF ALL REAL PROPERTY IN ONTARIO, INCLUDING AREAS WITHOUT MUNICIPAL ORGANIZATION.

We are unalterably opposed to the movement to market value assessment in unorganized areas until they receive fair treatment. The fear expressed repeatedly to us is that the Province may attempt to cloak a tax increase in

the guise of moving to market value assessment. No information is available to show that this will not be the case. The Treasurer's admission that "limited analysis has been done on the effects of the proposals in areas without municipal organization" makes it imperative that a genuinely local decision-making structure with the responsibility to set mill rates be implemented before imposing market related assessment. Residents in these communities have access to practically no services now for their tax dollars so that the prospect of any increase is completely unacceptable. Until these problems are met and solved, we will reject this proposition. I-4(v)

Proposal No. 14

PUBLIC BODIES WHICH RECEIVE PROVINCIAL GRANTS, SUCH AS SCHOOL BOARDS, WILL BE ALLOWED TO INCLUDE THEIR PROPERTY TAX PAYMENT AS ALLOWABLE EXPENSES FOR GRANT PURPOSES.

The ominous sentence in this proposal is the last one: "Because the grant rates may not be 100 percent there may be a net increase in the costs to be raised from other sources." As we note above, this means in the main, municipalities picking up costs which the Province conveniently shows only as additional revenue from the "expanded" tax base in its Niagara example.

Proposal No. 15

ONTARIO'S PROPERTY TAX CREDITS WHICH RELATE PROPERTY TAX TO THE ABILITY TO PAY WILL, IF NECESSARY, BE STRENGTHENED UPON IMPLEMENTATION OF THE NEW SYSTEM.
(emphasis added)

There is absolutely no question that revisions to the Property Tax Credit will be necessary. In fact, they are already long overdue under the present system since large tax increases, current and projected, and inflation have eroded the value of the present credit. With the dramatic shifts likely under these proposals, revision will be more than ever necessary. The tax is still, McKeough's protestations to the contrary, severely regressive. For example, a married taxpayer with two children, a taxable income of \$4,926 and a property tax bill of \$500 paid a net property tax of \$327 after application of the credit. But, a similar family with almost 100% higher taxable income (\$9,626) paid \$420 tax or only 28% more tax. 100% more income - 28% more tax. Fair?

What is more, when no adjustment of the credit is made as property taxes rise (as was emphatically the case this year) the regressivity is worse than if there were no credit at all. Using the example of the family with \$5000 taxable income and a \$327 net property tax, we find that a 15% increase in the gross tax translates into an 18% increase in the net property tax which they must pay.

The credit (which incidentally includes the Sales Tax credit as well) clearly does not remove the regressivity of the tax.

Furthermore, lower income homeowners and tenants are often to be found in the very houses and core areas likely to experience the largest tax shifts upon reassessment. The expanded credit may have to be used to minimize the consequent

I-4(w)

disruption and dislocation.

Some modifications must be made to the proposed percentage of market value assessment on the basis of which small business will be taxed. In the absence of such modification we believe that the tax credit program may have to be extended to small businesses (as defined by the income tax act) who, as we mentioned earlier, may prove to be very hard hit by this scheme.

Conclusion

We have found this exercise often confusing and awkward. We are frankly appalled at this approach to so-called tax reform. Time and time again we were told by individuals and municipalities that they had no information that they didn't know how the program was going to affect them. Our growing suspicion is that the Province itself - after all the years it has had to work this out - has little idea what the effects will be. This is borne out in many ways not the least of which is the unexpected appearance of studies on farm assessment, dated August 1976 - months after the Budget proposals. We have learned furthermore that a team of experts has been sent to Niagara from TIEGA and the Ministry of Education to study the likely impact. Surely this should have preceded the budget. It all smacks to us of one of two things: either an amazing superficiality, not to say indifference on the part of Government, or political play-acting of the highest order.

We don't really believe for a moment that the present Government or any Government would enact these proposals. Under analysis they make very little sense although at first glance they do look attractive. The Treasurer doubtless hoped that cheers would go up around the Province from hard-pressed ratepayers who see their salvation in his assurance: "... residential property will bear a reduced share of the property tax burden."

But it just won't happen. Nor is it intended to. We are persuaded that a fair system can be worked out but this is clearly not it.

Nor will that ever happen until the role and place of the property tax, as it relates to tax revenue from all other sources, is put in fair perspective. The world never works in separate compartments. The Commission will doubtless do an honourable job on the matters before it. But we urge you to provide the Government with this opening disclaimer:

We cannot be expected adequately to reform the workings of the property tax until you reform the tax system as a whole.

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CLERK'S DEPARTMENT	

September 29, 1976

Mr. G.M. Foster
Metropolitan Toronto Clerk
The Municipality of Metropolitan Toronto
Second Floor, City Hall
TORONTO, Ontario
M5H 2N1

Dear Mr. Foster:

At its meeting on Tuesday, September 28, the Commission received and noted your letter of September 13, forwarding the letter of Mayor Dobkin of Mississauga, suggesting that a reciprocity agreement be entered into between Metro Toronto and Mississauga, whereby any valid senior citizen, whether a resident of Metropolitan Toronto or Mississauga, can travel free on both Mississauga Transit and the T.T.C.

The Commission instructed that no action be taken on this request as this programme is fully subsidized by Metropolitan Toronto, and such a decision is the prerogative of the Metropolitan Council.

Yours very truly

J. G. McGuffin
J.G. MCGUFFIN
General Secretary

1-81-55

cc. Mayor M.L. Dobkin, City of Mississauga

✓ TO BE RECEIVED. COPY
HAS BEEN SENT TO E.
DOWLING

RECEIVED
OCT 1 1976
MAYOR'S OFFICE

OMPA I-6

Ontario Municipal Personnel Association
Telephone (416) 864-1033
Convention Mezzanine, The Royal York Hotel
100 Front St. W., Toronto Ontario M5J 1E3

October 7, 1976.

Mr. Terry J. Julian,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.



Dear Sir:

Mr. Stan A. Keith, Manager - Employee and Labour Relations of your Municipality, has been re-elected to the Board of Directors of our Association with effect from September 25th, 1976. His active participation in the affairs of our Association would assist us greatly in achieving the objectives of our Association, and in turn assisting Municipal Councils in Ontario.

The co-operation of your City in permitting Stan to attend meetings as necessary and our semi-annual workshops in 1977 would be very much appreciated.

Yours truly,

R. F. W. Rae,
President.

RFWR/ml

c.c. Dr. M.L. Dobkin,
Mayor

✓ TO BE RECEIVED.
RESOLUTION AVAILABLE

I-7
3487 Credit Woodlands
Mississauga, Ontario
September 29, 1976

Mr. D. Culham
Councillor, Ward 6
1 City Centre Drive
MISSISSAUGA, Ontario

Dear Mr. Culham:

Further to our telephone conversation on Wednesday, September 28th, regarding any proposed bylaw that may be brought before Council, in respect to the keeping of Racing Pigeons, I would like to tell you about our hobby.

At present in Mississauga, there is only one Racing Pigeon Club, known as the "Dixie Racing Pigeon Club", with membership around twenty.

Before a person can become a member his coop or loft has to be inspected by the Club officials to make sure it is so constructed that it will cause no undue adverse comments or complaints from his neighbours.

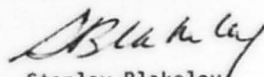
During the season, May to September, we hold a series of twenty races, starting at 85 miles and ending at 600 miles, flying a north course. In order to have enough birds to compete I would suggest that fifty birds be allowed each member. Loses are heavy due to weather, hawks and hunters.

All of these pigeons are pedigreed and are only permitted freedom for exercise usually twice a day, early morning and late afternoon.

The sport of racing pigeons is an ancient one and all major cities of Europe and North America have an ordinance that permit the keeping of Racing Birds. New York, in fact, has a very liberal one. I trust that the Bylaws of Port Hope, Ontario would be favourably looked at.

We would appreciate your interest when this matter comes before Council, and we wish you every success.

Yours sincerely,


Stanley Blakeley

277-8672

✓ TO BE RECEIVED AND
REFERRED TO K. COWAN

Mississauga Symphonic Association

Oct. 8, 1976

I-8
Symphony Centre
161 Lakeshore Rd., W.
Mississauga, Ont.
L5H 1G3
274-1571

To the Councillors of Mississauga,
City Hall,
City Centre,
MISSISSAUGA, Ont.

To the Members of the Council of Mississauga:

Because of your generous interest and involvement with the Mississauga Symphonic Association through its affiliation with the City, we wish to extend a special invitation to all of you to join all of us at our Symphony Soiree on October 26 at Erindale College.

The enclosed news sheet gives pertinent details.

We would be very pleased to have you with us while we "make fun" of our Annual Meeting.

For a reservation at our informal supper, please call me at 274-1571.

Yours sincerely,

Barbara J. Fear
Barbara J. Fear,
Executive Director

TO BE RECEIVED.



BOARD OF GOVERNORS
Mr. G.E. Gathercole, Chairman
Mr. A.J.C. O'Marra, Q.C., Vice-Chairman
Mr. A. Bradshaw
Mrs. K. Hicks
Mr. S.G.J. Lane, Q.C.
Mr. S.B. McLaughlin
Dr. R.L. Perkin

BOARD OF DIRECTORS
Mr. J.M. Shilton, Pres.
Mr. D. Doncaster, Vice-Pres.
Mr. P. Levy
Dr. C. McArthur
Mr. G. Mitchell
Mrs. N. Reid

APPOINTED OFFICERS
Mrs. H. Begley, Recording Sec'y.
Mr. M. Cloete, Treas.
Mrs. B. Fear, Executive Dir.
Ms. W. Reid, Orchestra Personnel Mgr.

CITY LIAISON
Miss D. Reynolds



SYMPHONY SOIREE
AND
ANNUAL MEETING

YOU ARE INVITED TO PARTAKE OF

AN EVENING OF VERY SPECIAL PLEASURES

for the PALATE, for the MIND, for the EYE, and for the EAR!!

TUESDAY, OCTOBER 26, 1976
from 6:00 p.m. until 10:15 p.m.

THE SOUTH BUILDING,
ERINDALE COLLEGE OF THE UNIVERSITY OF TORONTO

COMMENCING WITH: FOOD FOR THE BODY 6:00 p.m. BUFFET SUPPER
FOOD FOR THE MIND 7:00 - 8:15 p.m. COFFEE AND ANNUAL MEETING -
FOOD FOR THE SOUL 8:15 - 10:15 p.m. OPEN ORCHESTRAL REHEARSAL
with DR. BOYD NEEL

BUFFET: \$2.00 PER PERSON

R.S.V.P. 274-1571 9:00 a.m. - 1:00 p.m.

BONUS FEATURE: A FEAST FOR THE EYE - "FAVOURITE THINGS" College Art Gallery,
off the MEETING PLACE, South Building. From the private
collections of Erindale's Faculty, Staff and Friends.

AN EVENING NOT TO BE MISSED AND BRING YOUR FRIENDS!

NOTICE OF RESOLUTION: from the minutes of a meeting of the Board of Directors
of the Mississauga Symphonic Association, June 15, 1976.

It was resolved that the Association Bylaws be amended to increase the Board of Directors to nine members,
subject to approval at the Fall Annual Meeting. Those present were invited to submit names for consideration
to Paul Shilton and his Committee by June 22, 1976.

THE NOMINATING COMMITTEE SUBMITTED THE FOLLOWING NAMES: Mrs. Kay Anderson, Dr. David Clarkson,
Mrs. Pat Clunis, Mr. Lloyd Dobson, Mr. David Doncaster, Mr. Stanley Luciw, Mr. Gifford Mitchell,
Mrs. Nancy Reid and Mr. Paul Shilton.

Royal Canadian Legion

COL. ALEX THOMSON BRANCH 82



I-9

35 FRONT ST. NORTH
PORT CREDIT, ONT.
L5H 2E1
278-1705

October 3, 1976.

Dr. M. Dobkin,
Mayor City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

OCT 8 1976

MAYOR'S OFFICE

Dear Sir:

The President and Executive of Branch #82,
invite you and all members of your council,
to our Remembrance Day Parade, on Thursday
November 11th.

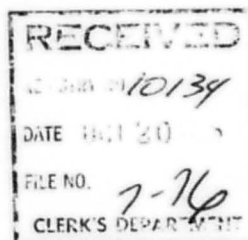
The Parade forms at 9:00 A.M. from the
St. Lawrence Park, thence to St. Andrews
Church, Cenotaph then the Legion Hall.

Yours very truly,

John Irine

John Irine,
Chairman, Poppy Fund,

J1/ki



TO BE RECEIVED.

"They served till death! Why not we?"

I-10

CEDAR HEIGHTS CONSTRUCTION COMPANY
5001 DUFFERIN STREET
THORNHILL ONTARIO
(416) 669-2210

October 13th, 1976

Mr. J. Julian,
City Clerk
1 City Centre Drive
Mississauga, Ontario L5B 1M2

Dear Sir:

Re: Cedar Heights Subdivision & Newfin Land Development
T- 24181
City file no: 16 111 66102

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, the company (as owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents, to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc. and the cost incurred by the City in so doing shall be a charge to the owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of \$10,000.00).
4. To indemnify the City and the Region, its employees, servants and agents (and the Hydro Commission) against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.

...2

TO BE RECEIVED.

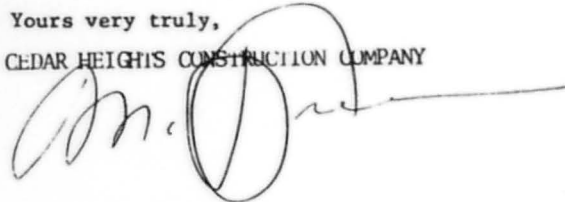
I-10(a)

- 2 -

5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the owner.
6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and clean-up of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

CEDAR HEIGHTS CONSTRUCTION COMPANY



MF/jb

per: Morris Freedman

cc: Mr. W.P. Taylor, P.Eng.
Commissioner of Engineering, Works & Building

cc: Fred Schaeffer & Associates Inc.

R. 73272 D

THE ONTARIO MUNICIPAL BOARD

IN THE MATTER OF Section 15
of The Planning Act (R.S.O.
1970, c. 349),

and

IN THE MATTER OF an application by
the Corporation of the Borough of
Etobicoke for approval of that part
of proposed Amendment Number D8.1.72
to the Official Plan of the Etobicoke
Planning Area with respect to a
parcel of land comprising of 13.6
acres and situate at the south-east
quadrant of the intersection of
Islington Avenue and Dixon Road, on
a reference to this Board by the
Honourable the Treasurer of Ontario
and Minister of Economics and
Intergovernmental Affairs

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 13th day
of December, 1976, at the hour of ten o'clock (local time) in
the forenoon at the Board's Chambers, 180 Dundas Street West,
(8th Floor), in the City of Toronto, for the hearing of all parties
interested in supporting or opposing this application.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the
hearing may request a copy of the decision from the presiding
Board Member. Such decision will be mailed to you when
available.

DATED at Toronto this 9th day of August, 1976.

SECRETARY.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

RECEIVED
REGISTRY NO. 9989
DATE OCT 15 1976
FILE NO. 103-76
CLERK'S DEPARTMENT



A 751315

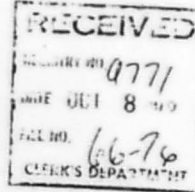
I-12

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended

- and -

IN THE MATTER OF an appeal by
The Corporation of the City of
Mississauga from a decision of
the Regional Municipality of
Peel Land Division Committee



B E F O R E :

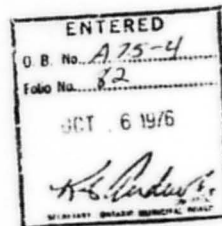
A. H. ARRELL, Q.C.
Vice-Chairman

] MONDAY THE 4th DAY OF
] OCTOBER, 1976

UPON APPEAL from a decision of the Land Division Committee granting
an application by Canadian National Real Estate Department for
consent to convey lands being composed of part of Block A, and
Lots 15, 16, 17, 18 and 19, according to Registered Plan B-10,
formerly in the Town of Port Credit and now in the City of Mississauga,
upon conditions;

THE BOARD ORDERS that this appeal is hereby allowed, the decision
of the Land Division Committee set aside and the application for
consent is hereby dismissed.

K. C. ANDREWS
SECRETARY



TO BE RECEIVED.
✓ COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK



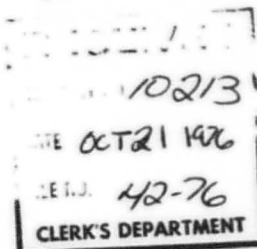
Meadowvale Village Community Association

Box #44 - Meadowvale Village, Ontario
L0J 1K0 457-2045

October 18, 1976

I-13

Mayor M. Dobkin and Members of Council
1 City Centre Drive
Mississauga, Ontario



Dear Mayor Dobkin and Council:

On behalf of the residents of Meadowvale Village, we are writing to request the expedient closure of Pond Street at Second Line West in the Village of Meadowvale and a barrier erected to allow only pedestrians and cyclists through.

This road is being used as a shortcut through the village. The through traffic is moving at excessive speeds and, because of the narrowness of the road (one lane) and the blind curve, hazardous conditions exist.

First, because of the lack of sidewalks in this area and the number of children using this road, we feel that a serious accident is imminent. Second, the residents of Pond Street experience great difficulty backing out of their driveways due to their limited visibility (the blind curve) and the great speed at which traffic moves along this road. We, therefore, respectfully request that immediate action be taken to correct these dangerous situations.

We request, also, that appropriate signs be placed at the entrances to Pond Street and Mill Street to indicate that they are not through roads.

Thanking you for your continued concern for and support of our village, we remain,

Yours truly,

MEADOWVALE VILLAGE COMMUNITY ASSOCIATION

Calvin Robertson, President

✓ TO BE RECEIVED AND REFERRED
TO W. TAYLOR FOR A REPORT
TO GENERAL COMMITTEE. R-348-76

CR:lt

cc: C. Killaby

TO PRESERVE THE QUALITY OF LIFE.



Meadowvale
a new town in the country

I-14

October 21st, 1976

File: M71-38-200 Ph.2

The City Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario
L5B 1M2

Dear Sir:

Re: Meadowvale West Nbhd. 3
Draft Plan 21T-23264

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, Markborough Properties Limited (as owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To all the City, its employees, servants and agents to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the owner.
3. The normal cash deposit is superceded by a Letter of Credit.

TO BE RECEIVED.

.....2

I-14(a)

The City Clerk

October 21st, 1976

4. To indemnify the City, its employees, servants and agents (and the Hydro Commission and Water Commission) against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.
5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation and prevent erosion problems, and upon any failure in performing this obligation to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be charged upon the owner.
6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the Commissioner of Engineering Works and Building Department including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification of the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligation and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

DdS/lm

D. de Sylva, P. Eng.
Project Engineer

c.c. S.D. Lawson, P. Eng. City of Miss.
B. Katterwe, Project Planning Associates



Meadowvale
a new town in the country

October 21st, 1976

File: M71-38-200 Ph.2

City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario
L5B 1M2

ATTENTION: Mayor and Members of Council

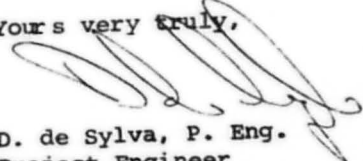
Dear Sirs:

Re: Meadowvale West Nbh. 3
Draft Plan 21T-23264

This will confirm that Markborough Properties Limited is intending to preservice the above noted subdivision as soon as possible.

We are currently submitting all pertinent data, fees, etc. in accordance with the subdivision requirements and we would appreciate your attention to this request at your convenience.

Yours very truly,


D. de Sylva, P. Eng.
Project Engineer

DdS/lm

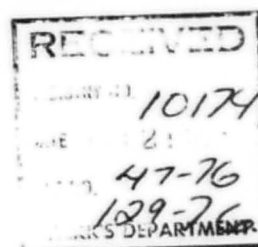
c.c. R. Buick - City of Mississauga, Clerks Dept.
City of Mississauga, Engineering Dept.

CLARKSON ROAD COMMITTEE
1160 Clarkson Road
Mississauga
Ontario

I-15

October 20, 1976.

Mr. Julian,
Clerk,
Corporation of The City of Mississauga,
City Hall,
1 City Centre,
Mississauga, Ontario.



Dear Sir:

RE: Proposed Grade Separation
C N R Railway and Clarkson Road

We understand that a Preliminary Report of the Engineering Department, in connection with the above matter, was placed before the General Committee during the morning of October 20, 1976.

It was the intention of this Committee to make representations to the General Committee. We were not, however, aware that the matter would be dealt with in the morning.

Accordingly, we are addressing ourselves to you with the request that this letter be placed before Council for its information and comments in dealing with the subject matter of the above noted report.

A number of concerned residents in the Clarkson Road area have organized themselves to oppose the proposed grade separation. It has been the feeling of residents in the area that there was insufficient public exposure to the proposal at the time of the Drop-In Centre which took place during mid summer of 1976. It is the intention of this Committee to make representations to Council at the appropriate time when the matter is dealt with next.

.... /2

✓ TO BE RECEIVED. COPY HAS
BEEN SENT TO W. TAYLOR

Mr. Julian,
Clerk,
October 20, 1976,
Page 2.

I-15(a)

We would ask in the meanwhile that we be advised of any proceedings which bear in any way upon the proposed project.

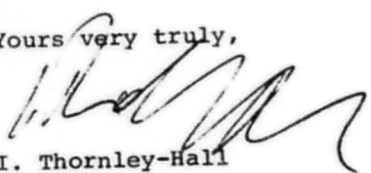
We are not unmindful of the safety factors which call for consideration of facilities for greater Public protection than now exist at the above intersection, nor of the fatal accident which occurred last year. We are, however, not convinced that a grade separation of the magnitude proposed in the Report, with the attendant desecration of trees and property on Clarkson Road, is the only answer, or indeed the best answer, to the problem. Council will have been informed that consideration is being given to the possibility of pedestrian overpass or underpass, or other adequate means of ensuring Public safety.

We are particularly concerned lest any further moves be taken, or property acquired, in connection with this proposal without due notice to residents of the area concerned.

We understand that the Report placed before the General Committee was preliminary in nature, and indicates that the proposal will be receiving continued attention. It is expected that a Public meeting will be held within the near future between the Area Councillor and area residents to explore this matter further.

Meanwhile we shall be most obliged if you will ensure that further proposals or developments in this connection are communicated to this Committee at the address indicated.

Yours very truly,


I. Thornley-Hall
President

ITH/lh

c.c. Ms. Mary Helen Spence
Area Councillor



City of Mississauga

MEMORANDUM

C-1

To Mrs. S. Cooper
Council Co-Ordinator
Dept. Clerk's

From Councillor David J. Culham
Dept. _____

October 18, 1976

Sue:

Please include the attached matter on the next Council Agenda, which is October 25 at 7:30 p.m:

That the suggestion by Mr. T. Trigiani be reviewed immediately by our Engineering Staff for possible implementation in 1977.

Suggestion:

That Caterpillar Road come down to The Queensway. It had been referred to the Physical Services Committee and I was not there that day. They referred it to the Region of Peel and nothing has been done.

Thank you,

David Culham
DJ

DJC/ir
Encl.

DIRECTION REQUIRED

N.B. This matter has been referred by Physical Services Committee to the Region of Peel.



C-1(a)

Mr. T. Trigiani,
2323 Denise Road,
Mississauga, Ontario.
L4X 1J1

August 4, 1976

Dear Tony:

Just to report on what is happening with the material in your letter.

I was called away to an executive meeting of the Credit Valley Conservation Authority the day that my Committee dealt with your letter. Unfortunately, they did not make a recommendation, but in fact referred it to the Region because it was a Regional matter. I will be talking to Mr. W. Anderson the Regional Engineer about this.

I say I think it is unfortunate in that since Caterpillar Road is a City road, we as a Committee should have made a recommendation. However, I want to indicate to you that I am not letting this matter drop or slide and will be taking further action on it. Since Mr. Searle is the Ward Councillor, I will again be making my views known to him, so that he can quite properly act on this matter.

Yours truly,

Councillor David J. Culham
Ward 6

DJC/ir

C-1(b) *Physical Services Committee*
1723 Denise Road
Mississauga, Ontario
June 24, 1976



Letter to the Editor
Dear Sir

The building of the Queensway Extension into Mississauga has been as controversial an issue as any experienced by this region. As one person directly affected by its presence, it never ceases to impress upon me that it is an excellent example of the lack of conscientious planning or concern for the existing local ecology. This roadway, as it extends westward, will slice through established residential communities in a manner making existing life styles and current pedestrian movement from one area to another difficult if not impossible. This road will be pushed to its western limit, regardless of citizen objection and the current fanfare by some government officials to stop it. Bearing this in mind, completion will create a heavy concentration of truck noise pollution on residential areas, far greater than any other area in our so-called planned community. If one were to have planned for this road, one would have designated greater set-backs for the homes and restricted certain residential developments. For example, many homes at the eastern end of the Queensway extension are less than 25 feet from the roadway. This is far too close to a so-called planned roadway to support the idea of a continued humane tolerance to excessive high truck noise emissions and the probable worsening when the road is completed. Having lived with the Queensway, near Dixie Road, I can speak with some knowledge as to its damaging effects. In this section a concrete wall barrier was built which has no effect whatsoever of heavy transport noise emissions.

I have listed some suggestions which I hope will help in easing the total effect the completed roadway will have on a broad cross-section of our community:

- 1) The Queensway extension, because it has been and will continue to be built through existing residential areas must have a total and complete Heavy Truck Ban, not just the current night restriction. This is absolutely necessary to maintain the current ecology in these areas.
- 2) All areas of the Queensway Extension abutting backyard properties should have some form of noise pollution barrier and be landscaped as much as possible.

continued on page 2

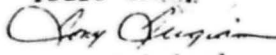
C-1(c)

Page 2

- 3) Because trucks must move, Caterpillar Road, which runs just north of and parallel to the Queensway, should be completed east to connect with the Queensway just west of the Etobicoke Creek bridge and traffic lights installed. From this point west the total truck ban would be enforced and trucks diverted onto Caterpillar Road. Because this road is completely industrial and so is Dixie Road north of it to Dundas Highway, this route would divert all trucks away from the residentially surrounded Queensway. Of course, the current night restriction would be lifted to the new intersection of Caterpillar and The Queensway east to the West Mall. This would give trucks an allnight connection instead of the current restrictive one.
- 4) Dundas Highway should be widened as it has been in Etobicoke and designated and encouraged as an official east-west truck route. Possibly with special truck lanes.
- 5) The connecting of the Wharton Way industrial area with the West Mall and North Queen Street over the Etobicoke Creek.
- 6) Present high intensity lighting on the Queensway now is far too strong because of the closeness of the roadway to the homes. In many cases the road and the inside of the homes are lit up causing a harsh artificial condition. A solution would be wall-mounted lights wherever possible and lower emission type lighting. This has been mentioned because this condition may repeat itself in other areas later.

Speaking for myself, I am willing to live with this roadway as it may be of some good to the community as a whole, but one must also be reminded that this road was poorly planned from the start but possibly with some changes and compromises there can be a balance between need and what is needed to make it more acceptable.

Yours truly


Tony Trigiani.

cc Mayor M. Dobkin
Regional Chairman L. Parson
Ward Councillor R. Searle



City of Mississauga

MEMORANDUM

R-1

To	Mayor & Members of Council	From	W. P. Taylor, P. Eng.
Dept.	City of Mississauga	Dept.	Commissioner, Engineering, Works & Bldg.

RECEIVED

REGISTRY NO. 9946

DATE JUL 14 1976

FILE NO. 21-76

CLERK'S DEPARTMENT

October 5th, 1976.

Our Files: 12 111 00020
12 241 00009
11 141 00010

SUBJECT: TENDERS FOR: 1) 1 - 28,000 GW Truck Specification 'A' (No Trade-in)
2) 5 - 28,000 GW Truck Specification 'B' (With Trade-in)

ORIGIN: Engineering, Works and Building

COMMENTS: Listed below is a summary of tenders received for the supply of the above:

1) 1 - 28,000 GW Truck Specification 'A' (No Trade-in)

1. International Harvester Ltd.	\$14,396.85
2. Northtown Ford	14,463.00
3. Elmwood Ford Sales	14,639.53
4. Colony Lincoln Mercury	14,697.97
5. Chrysler Truck	14,699.98
6. Thorncrest Ford	14,759.37
7. Sherway Ford Sales	14,854.08
8. GMC Truck Centre	15,146.92
9. Kingcar Chrysler	23,058.50

2) 5 - 28,000 GW Truck Specification 'B' (With Trade-in)

1. International Harvester Ltd.	143,812.49
2. Elmwood Ford Sales	144,788.92
3. Northtown Ford	147,057.98
4. Sherway Ford Sales	148,183.12
5. GMC Truck Centre	150,623.90
6. Colony Lincoln Mercury	151,382.26
7. Thorncrest Ford	152,515.85

The low Tenderer on both Specification 'A' and 'B' was International Harvester Ltd.

✓ TO BE RECEIVED
BY-LAW AVAILABLE

...../2

Mayor & Members of Council,
City of Mississauga.

Page 2

COMMENTS:

(Cont'd)
The Works Department Service Centre has experienced difficulty in obtaining parts for International Harvester Ltd. equipment, but will keep a record on their delivery service in the future.

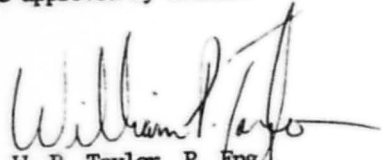
Notwithstanding the foregoing, we are prepared to recommend as follows:

RECOMMENDATION:

- (a) That the low bidder for Specification 'A' be awarded to International Harvester Ltd. in the amount of \$14,396.85 for the supply of one truck.
- (b) That the low bidder for Specification 'B' be awarded to International Harvester Ltd. in the amount of \$143,812.49 for the supply of five trucks.
- (c) That the By-Law to authorize the purchase of the above equipment be approved by Council


Encl.

cc: Mr. I. F. Markson


W. P. Taylor, P. Eng.,
Commissioner,
Engineering, Works & Building.



City of Mississauga

MEMORANDUM

R-2

To General Committee From E.M. Halliday,
City of Mississauga Dept. Recreation and Parks

October 20, 1976

SUBJECT: MISSISSAUGA VALLEYS COMMUNITY CENTRE

ORIGIN: Recreation and Parks

COMMENTS: On September 14th, 1976, the following tenders on the Mississauga Valley Arena and outside playing fields were publically opened:

- | | | |
|--|---|----------------|
| 1. Wm. McNally Construction Limited | - | \$2,140,000.00 |
| 2. C.A. Smith Contracting Limited | - | \$2,158,585.00 |
| 3. Ivey Dregor Construction Limited | - | \$2,290,900.00 |
| 4. Division Construction Limited | - | \$2,294,500.00 |
| 5. Cooper Construction Company Limited | - | \$2,299,200.00 |
| 6. Pigott Construction Limited | - | \$2,334,000.00 |
| 7. Elmont Construction Ltd. | - | \$2,350,000.00 |

The budget established by Council was \$2,372,469.00 including furnishings and Architect fees which meant to be within budget the low tender should have been \$1,997,300.00. The lowest tender received was \$142,700.00 over budget and it was therefore decided to invite the three lowest bidders to re-tender on an amended specification. The major amendment was in the cut and fill of the outside fields.

✓ TO BE RECEIVED
RESOLUTION AVAILABLE

.....2

R-2(a)

On October 19th, the following tenders on the Mississauga Valley Arena and outside playing fields were publically opened:

1. Wm. McNally Construction
Limited - \$2,167,040.00
(including lighting
of outside fields)
2. C.A. Smith Contracting
Limited - \$2,163,094.00
(including lighting
of outside fields)

The financing of the project is as follows:

Provincial Subsidy	\$75,000.00
Developer's Amenities' Fund	\$1,196,000.00
Debenture Quota (O.M.B. approved)	\$1,000,000.00
Developer's Contribution towards park development	154,300.00
Other Reserve Funds (Approved by by-law)	197,469.00
Interest due on Amenities Fund	110,000.00
Total	\$2,732,769.00

Taking the low bid of C.A. Smith Contracting Limited - \$2,163,094.00

Furnishings	\$70,000.00
Architect Fees	\$459,469.00
Total	\$2,692,563.00

the project is within resources by \$40,206.00.

R-2(b)

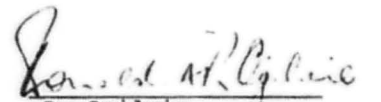
General Committee
Page 3
October 20, 1976

Attached is a letter from Dunlop Farrow and Aitken recommending the total project be awarded to C.A. Smith Contracting Limited.

RECOMMENDATION: That C.A. Smith Contracting Limited be awarded the contract to construct the Mississauga Valley Arena and outside playing fields including lighting at a cost of \$2,163,094.00, being the lowest tender received.

:WW
Attachment


E.M. Halliday
Commissioner
Recreation and Parks


D. Ogilvie,
Commissioner of Finance

R-2(c)

**DUNLOP
FARROW
AITKEN**

architects
engineers
& planners

200 ADELAIDE STREET WEST
TORONTO, ONTARIO (416) 361-1588
M5H 1W7

October 19, 1976.

Corporation of the City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario. L5B 1M2

Attention: Mr. K.G. McIntyre

Re: Mississauga Valley Community
Centre Complex - Phase 1
(Our Job No. 7613-1.1)

Dear Sir:

With respect to the retender received and opened today, we have received copies of the submitted tenders for evaluation.

Two tenders were received:

C.A. Smith Contracting Limited	\$2,163,094.00
William McNally Construction Limited	\$2,167,040.00.

The tender of C.A. Smith Contracting Limited was the low tender for the total project including the lighting of the four sports fields.

On the basis that the credentials of the low tenderer, C.A. Smith Contracting Limited, were reviewed at the submission of tenders on September 14, 1976, and found to be satisfactory, we recommend the acceptance of the tender of C.A. Smith Contracting Limited in the amount of \$2,163,094.00 subject to the approval of the project financing by the City.

We trust our recommendation is in order and await your instruction.

Yours very truly,

DUNLOP . FARROW . AITKEN

G.B.P. Farrow, M.R.A.I.C.

CTF:kmr

D.T. Dunlop B.Arch., FRAIC
G.B.P. Farrow B.Arch., MRAIC
W.D. Aitken B.A.Sc., P.Eng.
C.W. Carsfield B.Arch., MRAIC



City of Mississauga

MEMORANDUM

R-3

To: The Mayor, and Members of Council

From: Mr. W. H. Munden

Dept: _____

Dept: City Treasurer

October 6th, 1976.

File: T-001

Ladies & Gentlemen:

Attached hereto is the City of Mississauga Accounts Approval Certificate covering accounts paid for the month of September, 1976.

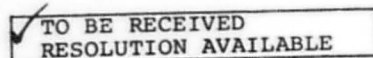
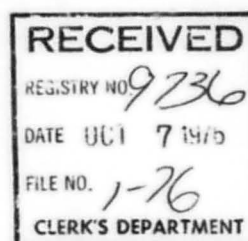
RECOMMENDATION:

It is hereby recommended that the Council ratify the accounts of the Corporation of the City of Mississauga in accordance with the Treasurer's Certificate, as attached.

Yours very truly,

W. H. Munden, R.I.A.,
City Treasurer.

MS/mf
Attachments



R-3(a)

Date: October 6th, 1976

ACCOUNTS APPROVAL
CERTIFICATE

TO: THE MAYOR, AND MEMBERS OF COUNCIL
FROM: CITY TREASURER

The accounts as summarized below, and as detailed on the attached sheets, have been paid in accordance with the documentary evidence required by City Policy and procedures.

<u>Month of:</u>	<u>Amount</u>
September, 1976	\$ 18,907,677.32
Includes:	
- Region of Peel, 5th instalment, general levy:	\$ 2,514,771.00
- School Boards	\$ 11,201,040.25
- Lot Levies	\$ 413,430.72
- Purchase of Arosa Properties:	\$ 561,000.00

Vouchers may be viewed for inspection at our Accounting Section.
Inquiries may be made through Local 335.

mf/


Treasurer



City of Mississauga

MEMORANDUM

R-4

To General Committee, From E.M. Halliday,
City of Mississauga Dept. Recreation and Parks

October 18, 1976

SUBJECT: PARK LAND PURCHASE
ORIGIN: Recreation and Parks
COMMENTS:

I was asked to look at the desirability of acquiring the 10 acre site immediately west of Meadowvale Village south of Derry Road formerly owned by Mrs. Cassals.

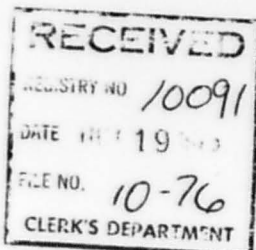
A small portion (approximately 1 acre) of the 10 acres is within the flood plain of the Credit River, the remainder being table land on which sits a frame house of no particular value. At one time the property was sectioned off in garden size plots and various shrubs and plants were grown. The property is blessed with many mature trees and is reached by a private lane, however, it has no frontage on Derry Road.

We have not proposed any land purchases in this area as the 220 acre Meadowvale Conservation lands are immediately to the north and a fair amount of the lands south of Derry Road have been designated as greenbelt in the Official Plan which will eventually be acquired.

The 10 acres have been assessed for a possible Conservatory or a site to place historical Buildings and in each case we find the site inadequate in size, lacking frontage and public transportation routes and too remote. I do not wish to emphasize the negative aspects of this property as when development of the City progresses further northward, it would make a beautiful neighbourhood park setting. I feel it is premature to acquire these lands at this time and further, there are better locations to select for a Conservatory or a site for historical Buildings.

✓ TO BE RECEIVED
RESOLUTION AVAILABLE

....2



General Committee,
Page 2,
October 18, 1976

K-4(a)

RECOMMENDATION: That the acquisition of the 10 acre site immediately west of Meadowvale Village, south of Derry Road formerly owned by Mrs. Cassals, be considered premature for acquisition.

:WW

- E.M. Halliday,
E.M. Halliday,
Commissioner



City of Mississauga

MEMORANDUM

K-2

To MAYOR AND MEMBERS OF COUNCIL
Dept. _____

From I. F. Markson
Dept. City Manager

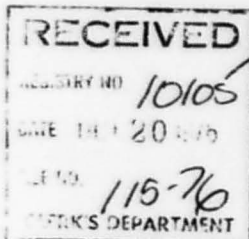
October 19th, 1976.

SUBJECT:

ENERGY CONSERVATION

ORIGIN:

Request No. 122-76 of Clerk's Department



Attached is a report prepared by the City Treasurer to outline the steps taken to reduce the consumption of energy within the civic administration.

To date, staff in a number of departments have undertaken a variety of measures which will effectively conserve energy. Examples of those which are likely to have the most significant benefits are:

- a) The Treasury Department has introduced a Total Cost Evaluation procedure for evaluating equipment tenders, quotations and purchases. Energy conservation is now one of the criteria being considered when product specifications are drawn up and procurements assessed and our suppliers have been advised of City requirements.
- b) Use of Photocopy equipment has been reviewed and equipment replaced or relocated where warranted. This has significantly reduced energy consumption in this area and should result in an overall cost saving of \$10,000 - \$15,000 in 1976.
- c) The City Architect has recently been instructed to ensure that in the preparation of design specifications for all new municipal buildings and renovations to existing buildings, detailed criteria for energy conservation be included.
- d) City Hall windows are to be tinted to reduce both heat loss and air conditioning requirements.

This project will cost an estimated \$9,000, funds for which are available in the 1976 Budget.

✓ TO BE RECEIVED
RESOLUTION AVAILABLE

K-5(a)

Page 2.

- e) The City Service Centre has begun testing new products to reduce fuel and oil consumption of road vehicles. On the basis of preliminary results a new fuel regulator and electronic carburetor being tested appear to reduce fuel consumption by 10 - 13%. A new synthetic oil also being tested should also provide significant benefits as an oil change would only be required every 10,000 miles rather than a normal change every 1,000 miles.
- f) City Staff will be attending an upcoming seminar to familiarize themselves with the use of computer assisted simulation methods to evaluate the efficiency of building mechanical systems. These programs have been developed and tested by the Federal Department of Public Works and are now available for municipal use.
- g) Cleaning of municipal offices has been scheduled to follow immediately after work hours to allow lights to be turned off as soon as possible and heating costs reduced.

Beyond these measures staff of the Public Affairs Office have begun a program to support other agencies in their current efforts to encourage local residents to conserve energy. This program includes:

- a) the distribution of Federal government energy conservation material through all information outlets in the municipal offices, community centres, recreation centres, etc.;
- b) the inclusion of a one page information sheet in the forthcoming "Newcomer Information Package" detailing what City residents can do to reduce their energy use.
- c) through the use of newspaper ads and posters placed on Mississauga Transit buses reinforce the energy conservation theme.
- d) all municipal mail will soon be distributed with a postal meter overprint featuring an energy conservation message.

Continued.....

R-5(b)

Page 3.

Further improvements can still be made in terms of energy conservation at City Hall. In this regard I have requested the City Architect to work with the Director of Supply and Services to obtain proposals from firms expert in the field of energy conservation to determine the costs involved in a complete evaluation of the mechanical and electrical systems in Municipal Buildings. Such a review is of particular importance at this time, in light of rising energy costs. I expect to report back to Council on this matter within the next several months.

RECOMMENDATION:

- a) That this report be received by Council.
- b) That in support of the national program to conserve energy, Council declare the week of November 1 - 7th as Energy Conservation week in Mississauga.

I. F. Markson

I. F. Markson,
City Manager.



City of Mississauga
MEMORANDUM

R-5(c)

To GENERAL COMMITTEE From Purchasing and Supply
Dept. _____ Dept. Treasury

September 30, 1976

SUBJECT: CONSERVATION OF ENERGY

ORIGIN: Request No. 122-76/File 115/26/Clerk's Department.

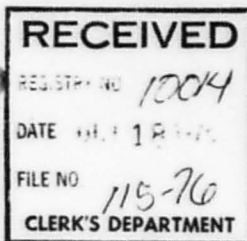
COMMENT: Resource means are abundantly available to deal with the need to conserve energy.

This report briefly deals with four exploratory areas and related activities which, with collective agreement and cooperation could achieve a reduction in energy use.

- I Public relations and awareness programs for City staff and residents.
- II Planning with adequate consideration to long range determinations.
- III Total cost evaluation as a consideration and norm for all future specifications, terms and conditions and related documents used by the City.
- IV Specific programs or approaches currently in effect and considerations.

- I. A public awareness program could be developed through the Public Affairs Department with the main objective being to reach staff and City residents. Federal Government information - (posters, booklets, etc.) is available upon demand as is information from the private sector.

The slogan of the Federal Government states "If you're not part of the solution, you're part of the problem" and "When we save energy, we fight inflation - one solution to two problems".



R-5(d)

- II. Old or existing buildings can be insulated better and mechanical units simulated to achieve energy consumption reduction.

In the case of new buildings, better building design geared to efficient use of energy resources can be achieved with more staff input. At the same time standardization of building interiors could generate significant long term economies. Conversely to established acceptance of low initial capital costs with relatively long term hidden operating costs, there is a need to consider in depth the operating costs as they relate to energy and other economic factors.

Interior building design should be geared to office landscape in which allocation of space is made according to individuals and requirements of work function. Mechanical units function more economically if wall barriers do not exist which generates more economical use of energy source. Adequate long term planning is required to ensure that the space allocation is not disrupted in the future. Air flow, heating and other results of energy use may be disrupted and staff productivity can be affected.

Planning of office landscape should be the responsibility and authority of a specific department, which in all probability should be the Planning Department - under the auspices of the City Architect and his staff.

- III. Total cost evaluation is a concept which considers all economic factors for the decision making process - for example for tenders, quotations and general procurement for the City. Energy conservation should be and is being carefully considered as a criteria and factor within City specifications, terms and conditions and other related City documents. Companies, both local and others are being made aware of City requirements through the Treasury Department's buying staff.
- IV. The City's Service Centre, Engineering & Works, is constantly experimenting with products and techniques to reduce fuel consumption and enhance the long term efficiency of road vehicles. For example, an electronic carburetor to enhance gas mileage and reduce pollution is being used. Also a fuel regulator which guarantees 10 per cent better mileage and a synthetic oil which will allow for 15,000 to 20,000 mile coverage before oil change or refill as opposed to normal 1,000 mile oil change. Aerosol sprays are now being purchased in bulk to reduce pollution factor.

R-5(e)

It should be noted that these Service Centre activities can pertain to all City vehicles, that is within all departments which have vehicles. Compact vehicles are being considered and in some instances have been purchased by the City when workload permits.

Other departments, for example Fire, have taken steps to maintain temperature controls within buildings. The standards maintained are in accord with the Federal Government standards.

A computer analysis simulation program for mechanical units is a method available to maintain building efficiency. This program is available through the Federal Government's Public Works Department training session or through the use of outside facilities, namely engineering consultant firms.

It may be more economical to the City to develop long range plans while sending select staff members, preferably with appropriate engineering or technical training to the Federal Government's program. The initial investment per person is \$250. while a building such as the Municipal Building would require an initial investment of \$8,000. to \$10,000. The next Federal Government course to be offered is in Toronto on November 1 - 5th, 1976.

Photocopiers are large energy consumers and while the location of staff in two main City buildings does not really accommodate a more centralized system, consideration should be given in the future to the proper development of a centralized system with smaller type copiers strategically located.

With the fairly recent modifications to the Main Floor of the Municipal Building, air flow and heat distribution were inhibited and an imbalance from the mechanical units was created. To maintain a better balance and allow for individual area atmospheric control, the City might consider dual thermostats throughout the Municipal Building at an initial investment of \$11,941. Based on a projected annual savings of \$2,215. the City would recover its investment in five years.

Window tinting and caulking is currently being experimented with as a means to energy use reduction and conservation.

R-5(f)

CONCLUSION:

While some of the foregoing information relates to specifics of activities being done, much of the report is meant to serve as information which can be used to achieve the desired result of reduction of energy and related costs.

RECOMMENDATION:

That the specifics outlined be received by Council and that where deemed appropriate at this time, approval either in whole or in principle be given by Council so that further action can be taken.

W. H. Munden

HJB:pr
cc: Mr. W.R.King

W. H. Munden
City Treasurer



City of Mississauga

MEMORANDUM

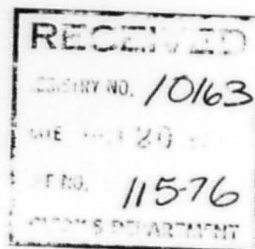
K-6

To Mayor and Members of Council From Mr. Basil Clark, Q.C.
Dept. City Solicitor

20th October 1976

SUBJECT: Leases - 8th and 9th Floors Univac Building
ORIGIN: Ontario Municipal Board requirement.
COMMENTS: In order to satisfy the administrative requirements of the Ontario Municipal Board, it is necessary to re-execute these leases for the term commencing January 1, 1977. All the terms and conditions of the leases remain exactly the same.

RECOMMENDATION:
That Council pass the attached By-law.



Basil Clark
Basil Clark, Q.C.
City Solicitor

BC:jl

✓ TO BE RECEIVED
BY-LAW AVAILABLE

R-6(a)

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY LAW NUMBER

A By-law to execute subleases for the 8th and 9th floors of the Univac Building

WHEREAS The Council of the Corporation of the City of Mississauga by By-law 539-74 executed a Sub-lease for the 9th floor of the Univac Building at 55 City Centre Drive, Mississauga;

AND WHEREAS Council of the said City by By-law 221-75 executed a Sub-lease for the 8th floor of the said Univac Building;

AND WHEREAS Council of the said City desires to execute leases to supercede the leases aforesaid for the term commencing January 1, 1977;

NOW THEREFORE The Council of the Corporation of the City of Mississauga enacts as follows:

1. That the Subleases made the 20th day of October, 1976 between The City of Mississauga and Univac Division Sperry Rand Canada Limited be executed by the Mayor and Clerk, and the Corporate Seal attached thereto.
2. This By-law is subject to approval of the Ontario Municipal Board.

ENACTED AND PASSED THIS day of , 1976

MAYOR

CLERK





City of Mississauga
MEMORANDUM

K-1
R7

To Mayor and Members of Council From Mr. Basil Clark, Q.C.
Dept. Legal

20th October 1976

SUBJECT : Account No. 08216-33-5505
Maintenance District 5 (Malton) and
JDS Investments Lease, 7355 Torbram Road
(N/E Corner Kimbel Street) Blk A, Plan 993
Part Lot 12, Conc. 6 EHS (North West
Developments)
Files: 02-00-162-5 and 24-75

ORIGIN: Engineering Department Request that the Lease for
Maintenance District #5 be Extended for a Period
of Six Months commencing January 1, 1977.

Item 15 of General Committee October 20th, 1976.

COMMENTS: In order to satisfy the administrative requirements
of the Ontario Municipal Board, it is necessary to
have the Board approve this lease extension.

RECOMMENDATION: That Council pass the attached By-law.

Basil Clark, Q.C.
City Solicitor

BC:jl

✓ TO BE RECEIVED
BY-LAW AVAILABLE



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY LAW NUMBER.....

A By-law for an extension of lease for
7355 Torbram Road.

R-7(a)

WHEREAS the Council of the Corporation of the City
of Mississauga desires to execute an extension of lease with
respect to 7355 Torbram Road

NOW THEREFORE the Council of the Corporation of the
City of Mississauga enacts as follows:

1. That the extension of lease made the 21st day of September
1976 between J.D.S. Investments Limited and the Corporation of the
City of Mississauga be executed by the Mayor and Clerk, and the
Corporate Seal attached thereto.
2. This By-law is subject to approval of the Ontario Municipal
Board.

ENACTED AND PASSED THIS day of , 1976

MAYOR

CLERK



GENERAL COMMITTEE OF COUNCIL

OCTOBER 20, 1976

REPORT NO. 32-76

To: The Mayor and Members of City of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its thirty second report and recommends:

1393. That the presentation by Mr. Michael Weir, solicitor for Kings Cove Investments Limited, with reference to the construction of Isabella Avenue fronting proposed plan of subdivision T-24361, be received; and further, that the question of the proposed walkway and sidewalk in this plan of subdivision, be referred to Staff for a report back to General Committee.

(04-1393-76) T-24361

1394. (a) That subsection 16 of Section A-Planning of the Consolidated Report for proposed plan of subdivision T-24622, which reads as follows, be deleted:

"Prior to registration of the plan the desirability of closing the easterly portion of Dundas Crescent and relocating it on Block C to connect to Ballyclare Drive shall have been determined by the City. If the relocation of Dundas Crescent is considered undesirable, Block C shall revert to two detached lots."

- (b) That the policy which established the \$2,000.00 per gross acre major watercourse improvement levy and the \$2,000.00 per gross acre major road improvement levy, be discussed at the next Administration and Finance Committee meeting.
- (c) That the subject of the \$2,000.00 per gross acre major watercourse improvement and major road improvement levies with reference to proposed plan T-24622, be deferred pending the outcome of the discussions referred to in part (b) of this recommendation.

(04-1394-76) T-24622
120-76

October 20, 1976

1395. (a) That Plan #2 prepared by the Planning Department setting out the lands to be acquired for public purposes in Mississauga Meadows, be approved.
- (b) That a land survey of the lands referred to in part (a) be carried out as soon as possible and that the Property Agent be authorized to negotiate the acquisition of the said properties.
- (c) That the funds previously allocated in the 1976 Land Acquisition Budget for the purchase of these properties, be reinstated in the 1976 Budget.

(04-1395-76) 179-76

1396. (a) That Council reconfirm its requirement that Block A of proposed plan of subdivision T-75006, be deeded gratuitously to the City of Mississauga.
- (b) That the subject of the \$2,000.00 per gross acre major watercourse improvement and major road improvement levies with reference to proposed plan T-75006, be deferred pending the outcome of the discussions by the Administration and Finance Committee of the policy which established these levies.
- (c) That the request by the developer to reduce the road width of the internal road from 66 feet to 50 feet be referred to Staff for a report.
- (d) That the matter of the cash contribution by the developer to the Region of Peel in the amount of \$61,000.00 (storm and sanitary sewers, including reinstatement of Joseph Street), be referred to the Region of Peel for comment.

(04-1396-76) T-75006
120-76

October 20, 1976

1397. (a) That Council adopt the policy to provide that, prior to the acquisition by the City of any lands on which structures are located, staff will submit a report outlining the potential use and costs of renovating and/or maintaining, or alternatively, demolishing these structures.
- (b) That if buildings are acquired that have no provision in the budget for maintenance, or demolition, that funds be allocated by Council for this purpose.
- (c) That the Property Section of the Clerk's Department assume responsibility for the management of all City properties until the said properties are turned over, in their entirety, to other departments at which time it will then become the financial and administrative responsibility of the pertinent department.

(04-1397-76) 111-76
34-76

1398. That the proposed by-law to authorize execution of an agreement to transfer funds from the City of Mississauga to the Region of Peel for sanitary sewer and watermain projects, be enacted by Council.

(04-1398-76) 35-75

1399. That the information contained in the report dated October 8, 1976, from the Transit Manager with reference to progress on the construction of the Transit Maintenance Facility on Gillian Street, be received.

(04-1399-76) 112-76

1400. That the information contained in the report dated October 6, 1976, from the Transit Manager, with reference to concerns expressed by the Common Sense Group regarding the conditions of Platform 1 at the Islington Subway Station, and the information contained in the letter dated September 24, 1976, from the Common Sense Group, be received.

(04-1400-76) 112-76

October 20, 1976

1401. (a) That the sum of \$27,950.00 be allocated from the Contingency Account to cover the costs associated with the City's share of the Vandalism Prevention Programme detailed in the report of the Vandalism Task Force dated August 18, 1976.
- (b) That any Provincial or Federal contribution received for this Programme in 1976, be used to reimburse the City for this expenditure.

(04-1401-76) 176-76

1402. That the Grant of Easement dated August 24, 1976, whereby Andrew Keaveney conveys to the City, storm drainage easements over parts 9 and 10, Plan 43R-3627, be accepted and executed by the City. (Cawthra Creek Diversion).

(04-1402-76) 180-76

1403. That the Ministry of Transportation and Communication's Permission to Construct Form in connection with the acquisition of approximately 2.675 acres of the Cawthra Elliott Estate for the improvement of the Cawthra Road - Queen Elizabeth Way intersection, be executed by the City; this permission being without prejudice to the City's rights to compensation.

(04-1403-76) 111-76
22-76

1404. That the Property Purchase Agreement of the Ministry of Transportation and Communications covering a 0.248 acre parcel shown as parts 5, 6 and 8, on Plan 43R-4092 for road purposes, be executed by the City. (Cawthra Road-Queen Elizabeth Way intersection improvements).

(04-1404-76) 22-76
18-76

-5- October 20, 1976

1405. That the information contained in the report dated September 29, 1976, from the Property Agent with reference to the possible purchase of the Newman Gravel Pit lands (Antonio Bura, Springbank Road and Oakridge Park), be received.

(04-1405-76) 114-76
10-76

1406. That the letter dated September 21, 1976, from JDS Investments Limited confirming the extension of the existing lease of the 2,520 sq.ft. of building space used for City maintenance purposes, be acknowledged and signed by the City.

(04-1406-76) 24-76

1407. That the Offer to Sell dated October 5, 1976, whereby Prombank Investments Limited conveys to the City a 1,223 sq.ft. parcel of land, parts 13 and 14, Plan 43R-4147, for road purposes, be accepted and executed by the City. (Eglinton Avenue East Widening).

(04-1407-76) P. 18-75

1408. That further consideration of the Property Agent's report dated October 4, 1976, with reference to the 5% cash in lieu of land dedication for applications B 157/76 and B 158/76, be deferred.

(04-1408-76) 66-76

1409. That the sum of \$2,150.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with one single family residential lot under application B 38/76-M, Nicholas and Margaret Balaban, North Service Road, zoned R3.

(04-1409-76) 66-76

October 20, 1976

1410. That the sum of \$440,340.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application T-76001, covering a property fronting on the west side of the Fifth Line East, north of Eglinton Avenue East, having 71 lots and 3 blocks, zoned M1.

(04-1410-76) T-76001

1411. That the sum of \$7,786.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application OZ-73-72, covering a property on Dundas Street East, west of Edenhurst Drive, having an area of about 28,314 sq.ft. more or less, zoned ACl.

(04-1411-76) OZ-73-72

1412. That the sum of \$21,529.50 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 129/75-M, Maythorpe Properties Limited, being a 4.3055 acre parcel designated for industrial development on the south side of Burnhamthorpe Road, zoned M1.

(04-1412-76) 66-76

1413. That the information contained in the letter dated October 7, 1976, from the Minister of Transport Canada with reference to filling in the Etobicoke Creek watershed area, be received.

(04-1413-76) 60-76
103-76

1414. That further consideration of the letters dated October 7 and October 8, 1976, from Hydro Mississauga with reference to minor overhead construction on the Lorne Park Power right-of-way, be deferred pending a report from Staff.

(04-1414-76) 50-76
43-76

October 20, 1976

1415. That the City of Mississauga endorse the resolution passed by the City of Peterborough with reference to the proposed Ontario Hydro rate increase.

(04-1415-76) 67-76

1416. (a) That the City of Mississauga assist the Association of Municipalities of Ontario in its effort to oppose the proposed Ontario Hydro rate increase in the amount of 1¢ per capita, with said funds to be taken out of the Contingency Account.
- (b) That the Association of Municipalities of Ontario be advised that the City of Mississauga endorses the resolution passed by the Association on October 2, 1976.

(04-1416-76) 67-76

1417. That the Royal Canadian Legion, Branch 528, be granted permission to hold a parade on Saturday, November 6, 1976, and temporarily close Legion Road, subject to:
- (i) the applicant obtaining a road closure permit and making arrangements with the Traffic Engineering Section for the necessary barricades, signing and advance signing for the temporary closing of Region Road.
- (ii) that the applicant be required to contact the Regional Police to provide the necessary escort.
- (iii) that the applicant obtain a road closure permit and make arrangements with the Region of Peel for the closing of the Regional roads that will be used during the course of the parade.

(04-1417-76) 7-76

1418. That the draft by-law amending Traffic By-law 234-75 as amended, be approved (Fire Access Route By-law - 6730 Falconer Drive, 966 Inverhouse Drive, 1615 and 1625 Bloor Street, 3025 The Credit Woodlands and 400 Bloor Street); and further, that the agreement form accompanying each individual by-law revision be executed by the Mayor and the Clerk.

(04-1418-76) 86-76

October 20, 1976

1419. (a) That the Council of the City of Mississauga reconfirm its adoption in principle of the recommended scheme proposed by Proctor and Redfern for the Lorne Park Grade Separation at the C.N.R. and the recommended scheme proposed by Maksymec and Associates for the Clarkson Road Grade Separation.
- (b) That the land required for each of these recommended schemes be protected from any future development in order that construction could take place in the future when increased traffic and train volumes make such imperative.
- (c) That the City of Mississauga continue to discuss with the Canadian Transport Commission and the Railway, the possibility for the funding of pedestrian grade separations as an alternative to full scale grade separations since the major problem at many of these locations is the pedestrian conflict.

(04-1419-76) 129-76
48-76

1420. That the Council of the City of Mississauga advise the Ministry of Transportation and Communications:
- (a) That it agrees in principle with an interim-two lane and an ultimate six lane proposal for Highway 410.
- (b) That it approves the closure of a section of Britannia Road between the ultimate Highway 410 right of way limits in exchange for the Ministry constructing the industrial access road north of 401 and Matheson Boulevard extension south of 401 between the First Line East and Second Line East limits. (Both of these to be two-lane rural cross sections with the industrial access road to be opened prior to any closure of the section of Britannia).

(04-1420-76) 22-76

1421. That the draft by-law deleting Section 20, subsection (b) of Zoning By-law 5500 (parking provisions) be referred back to the City Solicitor for further comments.

(04-1421-76) 25-76

October 20, 1976

1422. That the Building Report for the month of September 1976, be received.

(04-1422-76) 171-76

1423. That Kaneff Construction be authorized to proceed with the development of the southerly 4.5 acres of land located at the north-east corner of Allende Road and Hurontario Street based on 175% parking spaces being constructed underground and 25% being constructed on the surface.

(04-1423-76) By-law 9244
R.P. 957

1424. That Staff continue to monitor the situation with respect to the control of stray balls from the diamond at Thornlodge Park and investigate additional screening on the backstop or at the fence line.

(04-1424-76) 17-76

1425. That the Recreation and Parks Department comment on all walkways within new subdivisions of the City as to location and method of construction.

(04-1425-76) 120-76
127-76

1426. Whereas St. Mary's Ukrainian Catholic Church on Cawthra Road and Burnhamthorpe Road wishes to hold Bingo's Sunday evening, commencing the first Sunday in December and whereas Church authorities state that adequate parking is available;
Be It Resolved that permission be given for six months on a trial basis.

(04-1426-76) 9-76

October 20, 1976

1427. (a) That the Deputy Returning Officers for the forthcoming Municipal Election be paid \$50.00.
- (b) That the Poll Clerks for the forthcoming Municipal Election be paid \$35.00.

(04-1427-76) 183-76

1428. That consideration of the application by Mr. Denis Zita for a taxicab driver's license, be deferred until a representative of the Peel Regional Police can attend a Taxicab Authority meeting in connection with this matter.

(10-71-76) 9-76A

1429. (a) That effective November 1, 1976, the tariff for Mississauga registered taxicabs be:
- 70¢ for the first 1/7 of a mile
 - 10¢ for each additional 1/7 of a mile
 - 10¢ for each 40 seconds waiting time
 - 20¢ for each bag of groceries (driver assisted) with a maximum of \$1.00
 - 25¢ for each piece of luggage (driver assisted) with a maximum of \$1.00
 - The tariff for each additional odd item, parcel or container over 3 cu.ft. in size or over 60 lb. shall be agreed upon before the commencement of the trip.
- (b) That senior citizens be exempt from the additional tariff for groceries, luggage or parcels.
- (c) That a \$1.00 cancellation fee be paid to the driver by the caller if the call is not cancelled prior to the driver arriving at the pick-up location.

(10-72-76) 9-76A

1430. That the letter from Mrs. P. Albanesi, detailing her encounter with a taxicab operator who refused her fare at the Toronto International Airport on August 22, 1976, be received.

(10-73-76) 9-76A

October 20, 1976

1431. That the following recommendation of the Environmental Advisory Board made on October 4, 1976, be referred to the Official Plan Task Force:

- "28. (a) That the Environmental Advisory Board deplores the creation of the planning areas known as Streetsville East, East Credit, Hurontario and Fernhill in the area of Mississauga known as the Hole-In-The-Donut.
- (b) That the Board reiterates its previous recommendation that this land be reserved for agricultural and open space uses.
- (c) That these lands be designated for non-urban uses and retain its present agricultural designation in the new Official Plan for the following reasons:
- (i) The above recommendations are in the spirit of provincial recommendations in documents such as the COLUC Task Force Report;
 - (ii) The lands are prime agricultural lands and according to the Ontario Federation of Agriculture's brief dated April, 1976, the combination of soils and climate in Southern Ontario is unique in Canada and scarce throughout the world;
 - (iii) The Science Council of Canada, in addition to its program on climatic change, population growth and urban problems, has launched a major study entitled, "Canada's Contribution to World Food Supply";
 - (iv) The Mississauga Urban Development and Transportation Study dated November, 1974 states that the City of Mississauga has sufficient land currently zoned for industrial uses to accommodate growth well into the future;
 - (v) The planned and approved development in Mississauga can accommodate growth well into the future.
- (d) That the Official Plan make a provision for major open space areas west of the Credit River and north of the proposed 403 Highway.
- (e) That the principles of financial responsibility and control incorporated into the Official Plan be endorsed."

(04-1431-76) 140-76
(22-28-76)

-12- October 20, 1976

1432. That the proposed development located at the intersection of Bernida Road adjacent to Turtle Creek and certain portions of Sheridan Creek near Lewisham Drive be subject to the Credit Valley Conservation Authority and City of Mississauga recommendations and soil tests to ensure that no lots include any lands subject to flooding, settling or erosion.

(22-30-76) T-75315
56-76

1433. That the Conditions of Draft Approval dated October 6, 1976, and the Consolidated Report dated September 29, 1976, for proposed plan of subdivision T-75522, T. Libfeld, be approved.

(07-18-76) T-75522

1434. That proposed condominium CDM 76-025 Yellowvest Holdings Limited be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated October 6, 1976.

(07-18-76) CDM 76-025

1435. That proposed condominium CDM-76-050, Whitehall Developments Corporation Limited be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated October 6, 1976.

(07-18-76) CDM 76-050

1436. That proposed condominium CDM 76-051, Whitehall Development Corporation Limited be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated October 6, 1976.

(07-18-76) CDM 76-051

October 20, 1976

1437. That proposed condominium CDM 76-054, Anglo-York Industrial Limited, be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated October 6, 1976.

(07-18-76) CDM 76-054

1438. That a public meeting be held for the rezoning application under File OZ-32-76, Samuel F. Investments Limited.

(07-18-76) OZ-32-76

1439. That a public meeting be held for the rezoning application under File OZ-34-76, Dragan Petrovic.

(07-18-76) OZ-34-76

1440. (a) That the site plan for Lot 72, Registered Plan M-146, Victoria Wood Development Corporation Inc., under File By-law 463-75, be approved, subject to the applicant applying to the Committee of Adjustment for variances to Mississauga Zoning By-law 5500, Section 44, subsections 8 and 9, regarding setbacks of external walls of buildings that face each other.

- (b) That the Planning Staff prepare a report for presentation to Planning Committee and Council on the apparent conflict between the Federally-funded A.H.O.P. program and the City of Mississauga site plan design criteria; and further, that the Staff in the preparation of this report make reference to the Interim Housing Policy.

(07-18-76) By-law 463-75
R.P. M-146
120-76

1441. That the Planning Staff Report dated October 6, 1976, on restaurants in M1 industrial zones be received and referred to the next Planning Committee meeting for consideration.

(07-18-76) 25-76

1442. That the following motion by Mr. Newbound be received as a notice of motion and referred to The Peel Board of Education and The Dufferin-Peel Roman Catholic Separate School Board for comments:

"Whereas Capital Grants for school construction and acquisition for the next two years have been eliminated, it would be irresponsible for the Planning Committee to approve any further residential development in this City until funds are committed to cover further growth;
Therefore Be It Resolved that no further residential development be approved in the City of Mississauga until funds are made available for a three-year program of school construction and acquisition,
And Further, it be recommended to City Council that a freeze be made on issuance of all residential building permits until the two school boards re-examine the current situation related to the availability of school accommodation to cover permits already issued;
And Further, as restraints on capital expenditures have been imposed by Senior Governments, it be suggested to Council that 5% of land value or cash in lieu be acquired from developers for school construction or land acquisition."

(07-18-76) 120-76

1443. That the information concerning C.M.H.C. housing statistics for the month of May 1976, be received.

(07-18-76) 12-76

1444. Whereas HC zoning is an outmoded zone used only in the Malton Planning Area formerly covered by By-law 2273;
And Whereas such HC zoning permits an inappropriate mixture of uses;
Therefore Be It Resolved that HC zones be added to the outmoded list and an "H" be placed on such zones.

(07-18-76) 25-76

these people are not in favor of the Hunter
Box. Been placed at the entrance from Burnhamthorpe
to the PLAZA and to the TRAXCO STATION, because
it creates too many problems and traffic hazards.

1. Furl Witd. 110 GRACEFIELD ST. P-1
2. Gail Cinnamon 1 FAIRVIEW
2. Gumpfe Carina 998 BURNHAMTHORPE E.
3. Katherine Depina 104 BURNHAMTHORPE RD E MISS.
4. Guffe's Carado 420 RILL RD.
5. Brandy D'Amico 994 BURNHAMTHORPE
6. Franco Siniyetta 1010 Burnhamthorpe
7. Maria Maffucci 1006 Burnhamthorpe, Rd. E. Miss.
8. Rita Soprati 3546 Buckmeadow Ln Miss.
9. J. Clement 3531 Burnhamthorpe Rd Mississauga
10. G. Powers 711 Shaw Ave M. Arlington
11. Ken Tanley Ontario Pizza
12. Furl Selai Ontario Pizza
13. H. Inchausti Crestlawn Drive
14. Harry Simon, 988 Burnhamthorpe Rd E Miss.
15. Keshi Gepey 988 Burnhamthorpe E. Miss
15. Keshi Gepey 625 Huron St.
16. Ed Best 64 Elm DR 270-4158 ~~Burnhamthorpe~~
17. Barry Poirier 508 Saddle Creek
18. Bob Ross 275 NORTH SERVICE RD. #404
20. Joe Cull 201 Burnhamthorpe Rd E.

TO BE RECEIVED AND
REFERRED TO R. EDMUNDS

P-1(a)

- 21 Donald Still - 4587 TOMKEN Rd. MESS.
- 22 ⁴ Lawrence Rattledge 66 Sohn St.
- 23 Ed Barlick 4185 Wilcox Rd - Miss
- 24 J. M. Isaac 1315 S. Harper 17.55.
- 25 Jim Hunt 620 MISSISSAUGA VALLEY BLVD
- 26 M. De Nobile 4276 Lombard Rd Miss
- 27 D. S. Florio 992 Burnhamthorpe East.
- 28 Ray Longshaw 1856 Kirkwall Cres.
- 29 S. K. Hayfless 1370 Silverpear
- 30 W. Benbow 1066 Homeric Dr.
- 31 Richi LaFrenell 3225 Cliff Rd E. MISS.
- 32 Vicki Demchuk 781 Lucson Rd.
- 33 Anna Iofrate 3596 Birchmeadow av. Miss
- 34 Duane Hayhill 3542 H. Barington Cres
- 35 Chris Dennis 930 LEXINGTON DR.
- 36 W. Juba 1350 Union Trail.
- 37 E. Heenan 3219 Birchmeadow Cres.
- 38 Mike Luman 3665 Flamingwood Dr.
- 39 Hassan Lewis 420 Michelle Row
279-7784

P-1(b)

- 40 Amelia O'Grady 2438 Woodgarden Rd. Mass.
- 41 M. L. Enard 1024 Oracles Cr. Texas
- 42 ~~Edward J. H.~~ 920 E. 1st St. Miss.
Unit 89 1180 Mississippi & 11th Blvd. Mississippi
- 43 Bill Wawrow 625-5363
- 44 Brian Valentine 3480 Hawthorn Dr. apt. 612 Miss.
- 45 R. Kulper 3545 Birchmeadow Cres. Texas
- 46 Ron Whit 909 Holliston Ave. Mass.
- 47 J. S. Sauer 3582 Dunbar Lane. Miss.
- 48 Annie J. Kuyf 1747 BRANCHWOOD PARK
- 49 ~~R. J. Kuyf~~ 5115 Montgomery St.
- 50 ~~R. J. Kuyf~~ 2557 Twinmaple Dr.
- 51 ~~R. J. Kuyf~~ 1275 SILVER SPEAR MISS.
- 52 ~~X. Fraser~~ 3416 Pinesmoke Cr. Miss.
- 53 J. Crosby 54 Flamingo Cres. Bramalea
- 54 J. Lee 3594 AUTUMN HARVEST DR. MISSISSAUGA.
- 55 ~~J. Lee~~ 3665 Flamewood Drive Mississauga
- 56 Bud McKay 1002 Burnhamthorpe Rd. Miss.
- 57 Tony McKay ✓ ✓ ✓
- 58 Ron Hunter 70 Wileston. Ont.

P-1(c)

- 59 *Jeff* 4200 Eglinton Ave E Miss.
- 60 *Reid* 11 Laurier Ave. TORONTO
- 61 *John* 3642 Danforth Ave. Miss.
- 62 *Joe* RR. TERRA COTIA.
- 63 *John* 2223 Indian Grove Toronto
- 64 *Jim Walter* 10000 Danforth Ave. Miss.
- 65 *Jim Murphy* 131 Harrison St. Tor. Ont.
- 66 *Jim MacArthur* 5360 Credit Woodlands Eglinton P.C.
- 67 *Al* 3210 Phamassi Ave.
- 68 *Bruce* 3420 Riverspray Cr.
- 69 *Arthur* 3411 Kinsmen Cr. 2797
- 70 *John* 3565 Autumn Harvest Dr.
- 71 *John* 1054 Harrison
- 72 *John* 3445 Elmwood Dr. #19
- 73 *Don* 3606 Blue.wood Cr.
- 74 *Harry Romolock* 3443 Kinsmen Cr.
- 75 *Kathy Satarevic* 3564 Sunnyside
- 76 *Janice Young* 3620 Autumn Harvest.
- 77 *H. John* 3577 Birchwood Cr.
- 78 *H. John* 3582 " "

P-1(d)

74 Jeff Pich - 3225 - RYMAL RD

80 Fernando Rodriguez 3563 SWINNALE DR.

81 Ed Pulla 3574 BIRCHMEADOW CREES.

82 Maria Jimenez 3546 Birchmeadow Road Miss

83 Anthony Merizzi 4405 Tomken Road MISSISSAUGA

84 ~~Paul~~ Paul 4273 Tomken Mississ
85 ~~Walt~~ 4241 Tomken Rd.

86 Eric Vetro 3588 Birchmeadow Eas.

87 Mary Hunkler 3615 Birchmeadow (Miss.)

88 J. Kutyna 1850 Bloor St.

89 Bot 3357 ACALA CR Miss.

90 Martin Ken 17 HENSHAW CRES

91 G. J. Quinn - 930 LEXICON DR.

92 W. H. Johnston 3575 Bloor St. W.

93 K. Schell 4531 Dixie Rd.

94 W. McArthur 4531 Dixie Rd.

95 Sol Limmovitz 994 Burnm. Rd

96 Elizabeth Hunkler 4262 Tomken Rd

97 Earl Jones 1660 MATAGSON BLVD

98 J. J. Jones 3021 Birchmeadow Rd.

99 See Blanchard 1615 Bloor St E.
100

P-1(2)

Chapman 951 Burnhamthorpe Rd Miss.

P.2

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

[illegible]

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

p. 2(a)

NAME	ADDRESS	PHONE NO.	REASONS
Michael Allen	5613 PEAR CRESCENT	822-9376	all of the above
Ed Grace	2792 PEAR CRESCENT		all of the above
Bob Mance	2751 PEAR CRESCENT	822-6815	all of the above
Samuel Smith	2736 PEAR CRESCENT	822-2114	all of the above
Donna Smith	2732 PEAR CRESCENT	822-7184	all of the above
Mr. & Mrs. J. H. Smith	2711 PEAR CRESCENT	822-3942	all of the above
Mr. & Mrs. J. H. Smith	2622 PEAR CRESCENT	822-9349	all of the above
Mr. & Mrs. J. H. Smith	2611 PEAR CRESCENT	822-6147	all of the above
Mr. & Mrs. J. H. Smith	2601 PEAR CRESCENT	822-9349	" " "
Mr. & Mrs. J. H. Smith	2592 PEAR CRESCENT	822-9762	" " "
Mr. & Mrs. J. H. Smith	2582 PEAR CRESCENT	822-5502	" " "
Mr. & Mrs. J. H. Smith	2571 PEAR CRESCENT	822-5297	" " "
Mr. & Mrs. J. H. Smith	2561 PEAR CRESCENT	822-5297	" " "
Mr. & Mrs. J. H. Smith	2551 PEAR CRESCENT	822-5530	" " "
Mr. & Mrs. J. H. Smith	2541 PEAR CRESCENT	822-1326	" " "
Mr. & Mrs. J. H. Smith	2531 PEAR CRESCENT	822-9433	" " "
Linda King	2695 BIRD CRESCENT		

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

P-2(b)

NAME	ADDRESS	PHONE NO.	REASONS
Mrs. U. Keffin	2481 Poplar Ave.	822-7082	all of the above
Joe W. Riton	2475 Poplar Ave.	823-4017	all of the above
Mrs. J. Lipiski	2485 Poplar Ave.	822-6874	all of the above
Mr. R. Friedman	2531 Poplar Ave.	823-2874	" "
David L. Lander	2535 " "	822-5552	" "
J. L. Lander	2535 Poplar Ave.	822-9752	" "
V. Lander	2535 Poplar Ave.	823-3499	Una road may be
W. L. Lander	2535 Poplar Ave.	823-1773	" "
W. L. Lander	2491 Poplar Ave.	823-2865	" "
W. L. Lander	2535 Poplar Ave.	822-9752	Una road may be
W. L. Lander	2492 Poplar Ave.	822-1275	" "
W. L. Lander	2492 Poplar Ave.	823-1217	Una road may be
W. L. Lander	2436 Poplar Ave.	822-5317	" "
W. L. Lander	2436 Poplar Ave.	823-3705	Una road may be
W. L. Lander	2445 Poplar Ave.	822-3817	Una road may be
W. L. Lander	2435 Poplar Ave.	823-4041	all of the above
W. L. Lander	2435 Poplar Ave.	823-4041	all of the above
W. L. Lander	2425 Poplar Ave.	823-1709	" "
W. L. Lander	2415 Poplar Ave.	822-8532	" "
W. L. Lander	2444 Poplar Ave.	823-1018	" "

The undersigned hereby petition to have Una and Vey Roads vehicular traffic, or in the alternative and in particular for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

 $\rho_2(c)$ [illegible]

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

P.2(d)

NAME	ADDRESS	PHONE NO.	REASONS
Offredo Facchini	2535 Birch Cr.	823-3149	
Inna Cammarato	2535 Birch Cr.	823-3149	
Larry McLaughlin	2551 Birch Cr.	823-2907	Access to Community Centre
Kristi Hogue	2555 Birch Cr.	822-8642	
Paul Henry	2561 Birch Cres.	823-3581	
Paul Henry	2565 Birch Cres.	822-3201	
Paul Henry	2581 Birch Cres.	823-1682	
Joe Grynowski	2575 Birch Cres.	823-1902	
Paul Henry	2562 Birch Cr.	823-5255	
Mike Mannella	2585 Birch Cres.	822-8729	
Paul Henry	258 BIRCH	822-8729	
Nancy Edwards	2527 Birch Cr.	823-1902	
Heidi Jensen	2581 Birch Cres.	823-1682	
Alicia Jensen	2581 Birch Cres.	823-1682	
Lina Pereira	2581 Birch Cres.	823-1682	
ALEX FURBER	2571 BIRCH CRES.	823-4628	
Paul Henry	2606 BIRCH CRES.	822-1704	
Paul Henry	2596 BIRCH CRES.	823-1691	
Paul Henry	2585 BIRCH CRES.	823-1682	
Paul Henry	2586 Birch Cr.	823-5296	

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

P-2(2)

NAME	ADDRESS	PHONE NO.	REASONS
Victoria Richards	2582 BIRCH CR	823 5258	
Mukund PATEL	2572 BIRCH CR	822 4902	
John Palmer	2541 BIRCH CR	822 4904	
John Palmer	2541 Birch Cres	822-5704	
S.P. Tsang	2531 Birch Cres	822-6112	
N. THAKUR	2541 Birch	823 2818	
A. Sorkola	2595 Birch CR	822-6932	
M. L. Wittstein	2570 Birch CR	822 9074	
K. E. Reche	2545 BIRCH CR	822-9918	
J. L. B. L.	2661 BIRCH CR	No. Phone	
R. E. L. M. T.	2665 BIRCH CR	822-0452	
J. L. B. L.	2671 BIRCH CR	823-3132	
Charles L. L. L.	2675 Birch CR	823-2166	
George L. L. L.	2685 Birch CR	822-7201	
Emily L. L. L.	2685 Birch CR	822-7201	
J. L. B. L.	2691 Birch CR	823-2648	
M. L. B. L.	2701 BIRCH CR	823-7175	
J. L. B. L.	2705 BIRCH CR	823-7017	
J. L. B. L.	2711 Birch CR	823-1307	

$$p_2(f)$$

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

NAME	ADDRESS	PHONE NO.	REASONS
Mr. Fantuzzi	2563 Padstow Cr	823-3207	1, 2, 3, 4
Mr & Mrs	2461 Padstow Cr	822-4025	1, 2, 3, 4
Al Pearson	2451 PADSTOW CR.	822-6439	1, 2, 3, 4 * UNLAWFUL PLAYERS KNOWS + CONTRAHS LAWYER BY CHIT-PACK SPECIAL
Renato Sisto	Hair Cutting Shop	822-4040	3
Born 1 Hotel	47179 Spadina Ave	873-2388	3
Frank Sposito	Hair Cutting Shop	822-4040	1, 2
George R. Smith	THE TORONTO-DOMINION BANK MARK ROYAL SHOPPING CENTRE 1618 MISSISSAUGA, ONTARIO L5J 2B4	822-4040	1, 3
London Dom Bank	Manager Mr. MANAGER	822-4501	1, 2, 3, 4
Shirley Moran	2452 Poplar Cres	822-3542	1, 2, 3, 4
William T. Moran	2452 Poplar Cres	822-3542	1, 2, 3, 4
J. Spizzani	KILMER HAIR STYLING	822-1442	1, 3, 4
Donald A. Blakely	Remax's Skt.	274-1815	1, 3
Bartholomew	... of a ... Real Estate Ltd.	823 3000	1, 2, 3, 4
Robert A. Green	Real Estate Park Royal Ref Shoppe	503 4554	3, 4
Tom Pearson	2451 Padstow	822-6439	UNLAWFUL PLAYERS KNOWS + CONTRAHS LAWYER BY CHIT-PACK SPECIAL

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

P-2(g)

NAME	ADDRESS	PHONE NO.	REASONS
M. Brada Hoyer	2461 HAYWOOD CRES	822-8548	UNAUTHORISED HAYGROUND WASTE DUMP -
ET Hoyer	1397 HAYWOOD CRES	822-9137	BUSINESS
P. Hoyer	PARK ROYAL HAYWOOD	822-3531	"
Cheryl Keen	Keen & Hoyer	222-1614	To make access to shopping area.
J. Hoyer	Park Royal Library	822-3476	2, 3, 4
J. Hoyer	Park Royal Plaza	822-3400	Access to shopping area.
E. Hoyer	2207 Tupper St. E.	822-2315	1, 2, 3, 4
M. Hoyer	Park Royal Plaza	822-1130	#3
C. Hoyer	Cross-Town & Hoyer	251-1539	#3
J. Hoyer	Clarkson Boutique	822-2728	#3
J. Hoyer	Park Royal Plaza	822-1322	#3
J. Hoyer	HAYWOOD CRES	822-1332	BUSINESS
J. Hoyer	"	"	"
J. Hoyer	Park Royal Restaurant	822-1462	3
J. Hoyer	Park Royal Plaza	822-6677	Business
J. Hoyer	Park Royal Plaza	822-1461	Business
J. Hoyer	2305 Bona Road		Business
J. Hoyer	Green Tree Restaurant	822-4547	Business
J. Hoyer	Green Tree Restaurant	822-3730	Police & Bus
J. Hoyer	Park Royal Plaza	822-7171	Business
J. Hoyer	THE ROYAL BANK OF CANADA		Business

THE ROYAL BANK OF CANADA
2420 Hurontario St.
MISSISSAUGA, ONT. L5J 2B4

$$p_2(t)$$

- $$p_2(t)$$

[illegible]

p.2(i)

- p.2(i)

[illegible]



City of Mississauga

MEMORANDUM

UB-1

To Mayor & Members of Council

From Basil Clark, Q.C.

Dept. _____

Dept. City Solicitor.

LEGAL OFFICE
Not for publication

October 19th, 1976

SUBJECT:

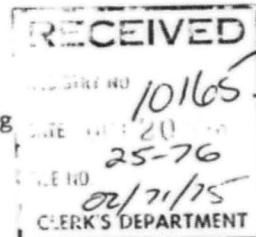
Commercial Holding By-law
Queensway and Mavis Road

REQUEST:

Report on legal implications of holding
by-law and threat of mandamus.

SOURCE:

Report Request No. 362-76
Council, October 12, 1976
Item 1377, G.C. Report October 6, 1976.



BACKGROUND:

By recommendation of Planning Committee of May 19th, 1976, adopted by Council successively on June 12th, 1976, July 26th, 1976 and October 12th, 1976 a holding by-law is proposed for the C2 lands bounded by the Queensway, Mavis Road, Stavebank Road and Louis Road. The matter came to the Planning Committee by way of a rezoning application by Ted Libfeld who owns lands situated on the east side of Stavebank Road north of Louis Road. On September 3, 1976 notice was given of a public meeting of the Planning Committee and that notice stated that a holding by-law was to be considered at that meeting with respect to this C2 block. The public meeting of the Planning Committee was held on September 22, 1976.

Subsequently, on October 1st, 1976, an application for building permit was received from G. Boland an owner of lands within this C2 block. No permit has been issued because of Council's declared intention to pass a holding by-law on these lands.

COMMENTS:

1. Council is entitled to pass the proposed holding by-law.
2. The proposed holding by-law should apply to the whole block presently zoned C2.

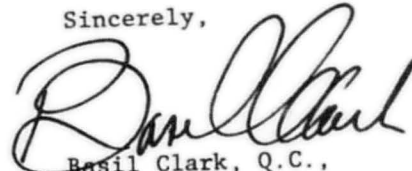
..... 2

UB-1(a)

Mayor & Members of Council
October 19th, 1976
Page 2

3. The recommendations of Planning Committee, adopted by Council at three different times, are sufficient to establish legislative intent to pass a holding by-law.
4. The applicant, Mr. Boland, has had ample notice of Council's intentions with respect to the block of property which includes his and has even had an opportunity to be heard on the matter at a public hearing.
5. In order to maintain a defense against a mandamus application, a holding by-law must be passed immediately, if at all.

Sincerely,



Basil Clark, Q.C.,
City Solicitor.

AMcD/cf

CITY OF MISSISSAUGA

UB-3

BRIEF TO THE BLAIR COMMISSION

ON

PROPOSALS FOR REFORM OF PROPERTY TAXATION IN ONTARIO

PART I - GENERAL

The objectives of this brief in evaluating the fifteen proposals contained in Budget Paper E, Reform of Property Taxation in Ontario, are to:-

- (1) To analyse the immediate impact of the reform proposals on the City and the City taxpayer and to comment on the findings of the analysis.
- (2) To consider the broader financial and economic implications of implementation of the proposals for reform.
- (3) To raise any potential problems arising from the impact analysis and financial and economic implications so that alternative solutions may be considered.

The fifteen proposals are listed below denoting the City's agreement or reservations to each proposal.

1. Taxes on Residences

Residences in Ontario, collectively, will bear a reduced share of property taxes.

'Object to proposed differential'

continued/2

UB-3(a)

2. Residential Property Redefined

Residential property will be redefined to include only residences and a reasonable amount of land.

'Subject to differential issue'

3. Mill Rates

The present practice of levying different mill rates on residential and commercial properties will be discontinued.

'Agree in Principle'

4. Farms and Managed Forests

Farmland, farm buildings, managed forests and farm residences will be assessed at market value. Farmland, farm buildings and managed forests will be taxed at 100 per cent of market value and the taxes will be paid by the Province. Farm residences will be taxed as all other residences at 50 per cent of market value and the taxes will be paid by the owner. There will be provision to recover taxes paid by the Province if the property changes use.

'Subject to differential issue'

5. Business Assessment

All real property used for the purpose of a business including government administrative facilities will be subject to an additional assessment of 50 per cent of market value for business taxes.

'Object in Principle'

6. Public Property

All public property except residences will be subject to payments in lieu of taxes equal to full taxes at 100 per cent of market value. Public residences will be subject to payments in lieu of taxes equiv-

continued/3

UB-3(b)

6. Public Property (continued)

alent to full taxes at 50 per cent of market value. Public utilities will be subject to business assessment at 50 per cent of market value.

'Agree in Principle'

7. Exempt Property

As is the present case, churches, cemeteries and property held in trust for a band or body of Indians will be exempt. All other presently exempt property will be taxed at 100 per cent of market value, except residences which will be taxed at 50 per cent of market value.

'Agree in Principle'

8. Phasing-In Tax Reform

A uniform method of phasing-in the new tax system over a period of up to five years will be available to prevent abrupt tax changes.

'Agree in Principle'

9. Return of Assessment Rolls

Assessment rolls will be returned and enumeration will be performed every two years to coincide with local government elections.

'Object in Principle'

10. Government Property School Support

Assessment on provincial government property will be pooled and assigned between the public and separate elementary schools in the same proportion as the taxable assessment assigned by the owners and occupants of residences.

'Object in Principle'

continued/4

UB-3(c)

11. Shared Costs

Costs shared among municipalities will be shared on the basis of the assessment on which taxes and payments in lieu of taxes are based.

'Agree in Principle'

12. Grants Based on Assessment

Where assessment is to be used to determine the grant to be paid to a municipality, the assessment used will be the assessment on which taxes and payments in lieu of taxes are based.

'Agree in Principle'

13. Unorganized Areas

The provisions of The Assessment Act will apply to the assessment of all real property in Ontario, including areas without municipal organization.

'Agree in Principle'

14. Grant Supported Bodies

Public bodies which receive provincial grants, such as school boards will be allowed to include their property tax payments as allowable expenses for grant purposes.

'Agree in Principle'

15. Property Tax Credit

Ontario's property tax credits which relate property taxes to the ability to pay will, if necessary, be strengthened upon implementation of the new system.

'Agree in Principle'

Comments regarding the proposals are contained in the body of the brief.

- 3 -

UB-3(d)

PART II - IMMEDIATE IMPACT

The City has carried out a financial impact analysis comparing the tax levy per class of taxpayer on the present property tax basis with the introduction of market value assessment, and the introduction of market value assessment coupled with the proposed Property Tax Reforms. A summary of this analysis is shown as Table I. Methodology, Problems and assumptions of the analysis are shown in Appendix I, II and III respectively.

The analysis is by class of taxpayer only, as the data supplied by T.E.I.G.A. did not give a detailed breakdown of individual properties by class.

Findings of the Analysis

(1) Impact of Market Value Assessment on Present Property Tax Structure:

The Regional and School Boards' apportionments, and therefore levies on the City, would reduce by approximately \$3m due to the assessment mix changes mainly brought about by the market value assessment of farmland and other land.

However, the redistribution of a reduced total tax levy amongst classes will result in some classes having a substantial increase.

Impact of Market Value Assessment by Class of Taxpayer

<u>Gainers</u>	<u>Losers</u>	<u>No Significant Change</u>
Residences	Residential land	Railway Land and
Farm Residences	Farmland	Buildings
Vacant Commercial	Conservation Authority	
and Industrial		
Non-commercial		
(Inc. Golf Courses)		
Commercial		
Industrial		
Transmission Pipelines		
etc.		

continued/6

UB-3(1)

The analysis shows that the introduction of market value assessment on the present property tax structure causes smaller shifts in levy for individual classes of taxpayers than the introduction of market value assessment coupled with the proposals for Property Tax Reform.

This suggests that, for the City of Mississauga, this could be a possible viable alternative to a total Property Tax Reform Package.

(II) Impact of Market Value Assessment coupled with the proposals for Property Tax Reform.

The tax requirements for the City, Region and School Boards have been increased in accordance with Proposal 6, taxes on Local Government and School Board Property.

The Regional and School Boards apportionments and therefore levy on the City are reduced due to the change of assessment mix in the Region. The change in assessment mix is brought about by the assessment of farmland and residential land at 100 per cent of market value and the high proportion of residential assessment in Mississauga compared to Brampton and Caledon, which is proposed to be taxed at 50 per cent of market value. The above reductions are offset to some extent by the inclusion of property taxes on local government and school board property. However, the amount to be collected by taxation is further reduced for the Region and School Boards by the apportionment of Payments-in-Lieu of Taxes. The City Levy increases partly due to the taxation of City owned property and partly through the loss of Payments-in-Lieu of Taxes apportioned to the Region and School Boards.

The taxation of local government and school board properties benefits the Region mainly at the expense of the school board, due to there being little Regional owned property at this time,

continued/7

although this could change over a period of time.

UB-3(f)

The apportionment of Payments-in-Lieu of Taxes from the Provincial and Federal Governments benefits the Region and School Boards at the expense of the City. The gains by the School Boards would more than compensate for the losses resulting from the taxation of School property.

It should be noted that the analysis assumes that the proposal in respect of Payments-in-Lieu of Taxes on Federal Property will be implemented. In effect the Federal Government would have to implement this proposal on a national level not only in Ontario.

Impact of Market Value Assessment and Property Tax Reform
Proposals by Class of Taxpayer

<u>Gainers</u>	<u>Losers</u>	<u>No Significant Change</u>
Residences	Residential land	Non-Commercial (Inc.
Farm Residences	Vacant Commercial/	Golf Courses)
	Industrial	Transmission Pipelines
	Farmland	etc.
	Conservation Authority	Public Utilities
Commercial -	Commercial-Retail Stores	
Financial &	Commercial-Car Parks	
Wholesale Bus.	Railway Land and buildings	
Professional	Other Exempt (Charities)	
Office & Retail	Municipal Property	
Stores	Provincial Property	
Industry	Federal Property	

The above analysis show that the shifts in taxation that took place in 1969 in the reassessment of Peel County when there were shifts from high density residential and commercial/industrial to single family residential will be to some extent reversed. This could be upsetting to some classes of taxpayers.

The taxation of vacant commercial and industrial property and residential land at 100 per cent of market value will result in

continued/8

UB-3(9)

significant shifts in taxation to the Developer, thus increasing his "carrying costs" and probably resulting in increased Housing costs.

Taxation of Farmland at 100 per cent of market value could also increase the cost of housing, as much is owned by developers who lease the land for farming. Although the taxes may initially be paid by the Province, all or a portion of such payments may be recovered if the land use is changed. In addition, the farmer could be "locked" into his farm as the repayment clause in respect of Provincially paid property taxes could prevent him from receiving a reasonable return for his land after capital gains and income taxes.

The increases in taxation in respect of Conservation Authorities' land could add significantly to City expenditures as taxes in respect of most of the land within the City are paid by the City.

The neutralizing of the business tax rate would appear to benefit the larger commercial and industrial enterprises and penalize the small retail store owner etc. This would seem to be contrary to both Federal and Provincial Policy where the aim has been to stimulate this type of business operation.

Increases in Provincial Payments-in-Lieu of Taxes, and the Provincial payment of taxes in respect of farmland, if included in the Edmonton Commitment, would obviously result in reductions in other forms of Transfer Payments to the Local Government Sector. However, no allowance has been made as it has been assumed that the reform proposals are outside the Commitment. In fact, the Provincial Instructions accompanying the market value assessment

continued, '9

UB-3(h)

data did not require any adjustment in tax requirements for reduced Provincial transfers. If these were included in the Edmonton Commitment then the impact analysis would change and the gainers would gain less and the losers lose more.

Based on the figures for Mississauga, therefore, the Province could be involved in significant additional expenditures.

If the Federal Government does not agree to the reform proposal then the increase in Federal Payments-in-Lieu of Taxes of approximately \$1.8m would not materialize and therefore increase the Tax Levy requirements on all other classes.

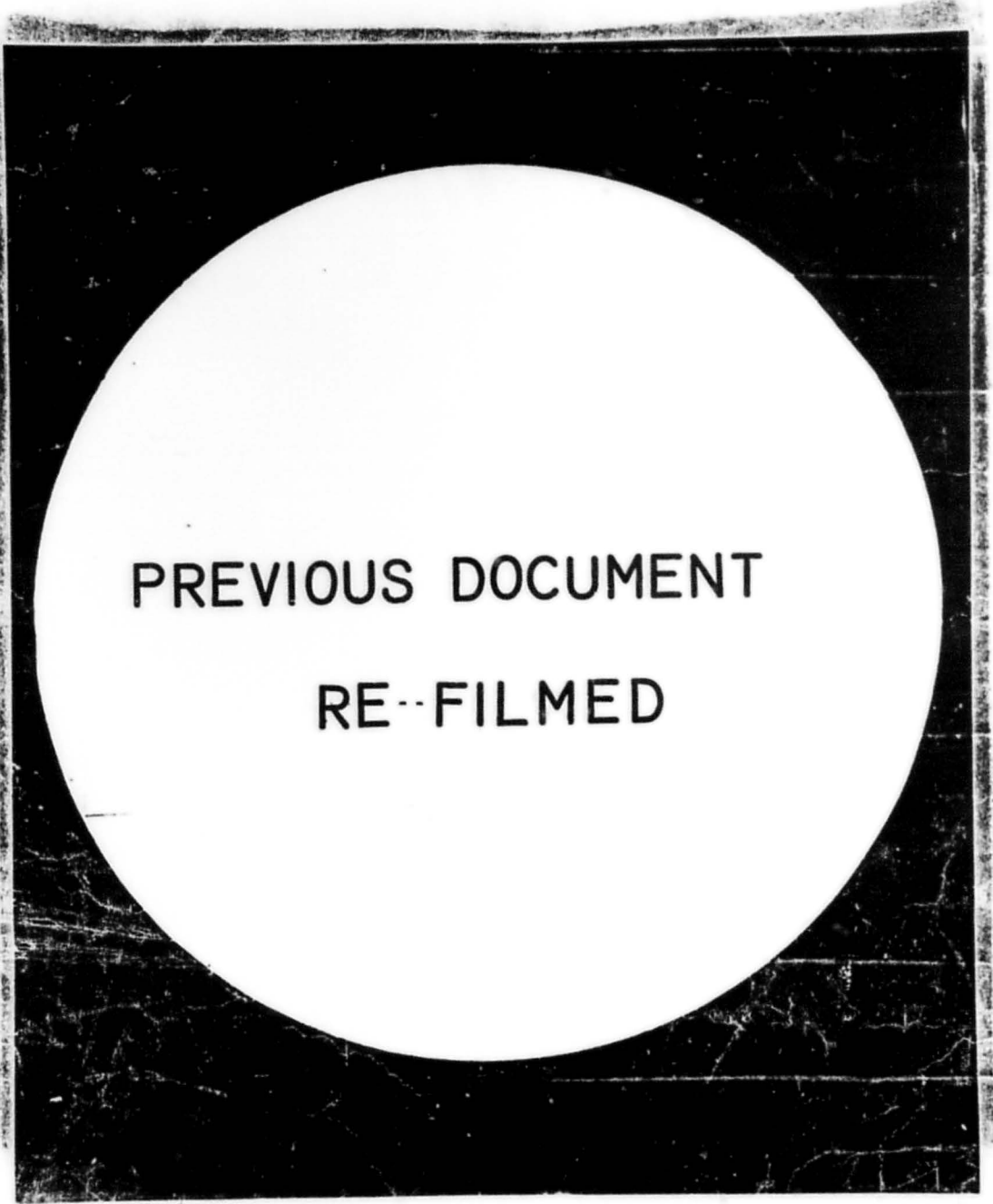
Because of the significant shifts in tax levy between classes of taxpayers it would seem essential to phase-in the tax reform proposals.

The return of the assessment rolls every two years instead of annually, does not recognize the growth areas of the Province where the amount of supplementary assessments over two years could become a significant proportion of the returned assessment and increases in property values would not be reflected until up to two years later.

(III) Conclusions

- (1) That the introduction of market value assessment on the present property tax structure causes smaller shifts in levy for individual classes of taxpayers than on the proposals for property tax reform.
- (2) That Proposal 1 reduces by a significant 37 per cent the tax levy on residences. The 50 per cent differential for

continued/10



PREVIOUS DOCUMENT
RE-FILMED

UB-3(h)

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(III) Conclusions

- (1) That the introduction of market value assessment on the present property tax structure causes smaller shifts in levy for individual classes of taxpayers than on the proposals for property tax reform.
- (2) That Proposal 1 reduces by a significant 37 per cent the tax levy on residences. The 50 per cent differential for

continued/10

UB-3(i)

- (2) continued -
residences would appear to be too great and could possibly be nearer the existing 15 per cent differential.
- (3) That Proposal 2 redefining residential assessment and proposing to tax at 100 per cent of market value classes of taxpayers presently defined as residential (e.g. Residential Land, Conservation Authority, Vacant Commercial and Industrial), causes significant increases in tax ^{levies} levies. These increased tax levies on residential land could cause increases in housing costs.
- (4) That Proposal 3 ^{does} opposing uniform mill rates on a differential assessment has the same effect as differential mill rates on a uniform assessment.
- (5) That in accordance with Proposal 4 Farm Residences be treated in the same manner as other residences. Although the taxation of farmland at 100 per cent of market value (with the Province paying the taxes with a recovery clause in the event of change of land use) could impact on housing costs where this type of land is owned by developers and also "lock in" the farmer.
- (6) That Proposal 5 neutralizing the business rate increases the tax levy on the largest class of the commercial class, the retail store.
- (7) That a redistribution in taxation revenues of the various local government classes results from Proposals 5 and 10 brought about by the payment of full Payments-in-Lieu of Taxes on all local government property and the assignment of

continued/11

UB-3(j)

(7) continued -

Provincial Payments-in-Lieu between public and separate School Boards. This should reflect in more accurate programme costs for local government units. Although these shifts could be neutralized by a redistribution of Provincial Subsidies.

Percentage of Total Tax Levy by Local Government Units

	<u>Present System</u>	<u>Proposed System</u>
City	28%	32%
Region	17%	15%
Schools	<u>55%</u>	<u>53%</u>
	<u>100%</u>	<u>100%</u>

- (8) That Proposal 8, the Phasing-In of Tax Reform would be required if the proposals are implemented.
- (9) That contrary to Proposal 9, the return of assessment rolls and enumeration should continue to be provided annually.
- (10) That in accordance with Proposal 11, the apportionment of shared costs on the basis of the assessment on which taxes and Payments-in-Lieu are based should permit a uniform distribution of costs amongst all types of local government units. However, shared costs could equitably be apportioned on the basis of population as are the main provincial unconditional subsidies.
- (11) In accordance with Proposal 12 grants based on assessment should include the assessment on which taxes and Payments-in-Lieu are based.
- (12) Proposals 13 and 15 should be implemented.

continued/12

UB-3(K)

- (13) That Proposal 7, taxing previously exempt properties such as charities will probably be offset by increased expenditures in respect of direct grants. No allowance for the increased expenditures has been included in the Impact Analysis.
- (14) It would be ^{questionable} ~~unreasonable~~ ^{existing} ~~not~~ to expect ^{existing} Provincial subsidies ^{to be} ~~to be reduced~~ under the Edmonton Commitment resulting from the proposed increases in Provincial Payments-in-Lieu of Taxes and possibly the payment of taxes for Farmland. Increases in grants to public bodies who, under Proposal 14, who will be allowed to include their property tax payments as allowable expenses for grant purposes, could also impact on other Provincial subsidies.
- (15) A further consideration for the Commission is that it is no longer reasonable that residential taxes be payable on demand and that payment by instalment should cease to be a concession granted by Councils and should become the normal method of payment.
- (16) While we endorse the Provincial Government attempt to increase lateral equity we feel from a municipal standpoint that a comprehensive reform package should have included a comprehensive review of all Provincial-Municipal transfer payment programmes.
- (17) That the Province does not appear to have taken any specific taxpayer cases into account in formulating the proposals as all the information relates to classes of taxpayer rather than the taxpayers who make up the class. This approach would not take into account any inter-class shifts, e.g. high

continued/13

UB-3(l)

(17) continued -

density residential to single family dwellings etc.

continued/14

COMPARISON OF PRESENT ASSESSMENT BASIS TO INTRODUCTION OF MARKET VALUE
AND MARKET VALUE AND PROPOSED PROPERTY TAX REFORMS

UB3(m)

	Present System				Market Value Only				Market Value and Tax Reforms			
	City \$(M)	Region \$(M)	Schools \$(M)	Total \$(M)	City \$(M)	Region \$(M)	Schools \$(M)	Total \$(M)	City \$(M)	Region \$(M)	Schools \$(M)	Total \$(M)
Residences	12.4	7.5	25.3	45.2	11.9	6.9	22.9	41.7	9.1	4.3	14.9	28.3
Farm Residences	0.1	Neg	0.1	0.2	Neg	Neg	0.1	0.1	Neg	Neg	Neg	Neg
Residential Land	1.6	1.0	3.4	6.0	1.8	1.1	3.5	6.4	2.8	1.3	4.6	8.7
Vacant Commercial Industrial	0.3	0.2	0.5	1.0	0.2	0.1	0.4	0.7	0.4	0.2	0.5	1.1
Non-Commercial (Inc. Golf)	0.1	Neg	0.2	0.3	0.1	Neg	0.1	0.2	0.1	0.1	0.1	0.3
Farmland	0.1	0.1	0.1	0.3	2.1	1.2	3.9	7.2	3.1	1.5	5.1	9.7
Conservation Authority	Neg	Neg	Neg	Neg	Neg	Neg	0.1	0.1	Neg	Neg	0.1	0.1
Commercial (75)	0.7	0.4	1.3	2.4	0.5	0.3	1.0	1.8	0.6	0.3	0.9	1.8
(50)	1.0	0.7	2.0	3.7	0.9	0.5	1.5	2.9	1.1	0.5	1.8	3.4
(30)	2.0	1.2	3.9	7.1	1.6	0.9	2.9	5.4	2.4	1.1	4.0	7.5
(25)	0.2	0.1	0.5	0.8	0.2	0.1	0.3	0.6	0.3	0.1	0.5	0.9
Industrial (75)	0.2	0.1	0.3	0.6	0.1	0.1	0.2	0.4	0.2	0.1	0.2	0.5
(60)	3.1	1.9	6.0	11.0	2.4	1.4	4.4	8.2	2.9	1.4	4.8	9.1
Railway etc.	0.1	Neg	0.1	0.2	0.1	Neg	0.1	0.2	0.1	Neg	0.2	0.3
Other Exempt	-	-	-	-	-	-	-	-	0.1	Neg	0.2	0.3
Miscellaneous Taxable	0.1	0.1	0.2	0.4	0.1	0.1	0.1	0.3	0.1	Neg	0.2	0.3
TOTAL TAXABLE	22.0	13.3	43.9	79.2	22.0	12.7	41.5	76.2	23.3	10.9	38.1	72.3
Payments-in-Lieu												
CITY	-	-	-	-	-	-	-	-	0.5	0.2	0.7	1.4
REGION	-	-	-	-	-	-	-	-	Neg	Neg	0.1	0.1
EDUCATION	-	-	-	-	-	-	-	-	0.9	0.4	1.4	2.7
PUBLIC UTILITIES	0.1	-	-	0.1	0.1	-	-	0.1	Neg	Neg	0.1	0.1
PROVINCE	1.7	0.1	0.1	1.9	1.7	0.1	0.1	1.9	1.3	0.6	2.0	3.9
FEDERAL	2.1	-	-	2.1	2.1	-	-	2.1	1.2	0.6	2.1	3.9
TOTAL PAYMENTS-IN-LIEU	3.9	0.1	0.1	4.1	3.9	0.1	0.1	4.1	3.9	1.8	6.4	12.1
GRAND TOTAL	25.9	13.4	44.0	83.3	25.9	12.8	41.6	80.3	27.2	12.7	44.5	84.4

Finance Department

UB-3(n)

PART III

LONGER TERM IMPLICATIONS

While the immediate impact of the tax reform proposals on the City of Mississauga and its taxpayers appears to be somewhat less severe than might have been anticipated, the City with a present population equal to only about one-third of its projected ultimate population must necessarily be more concerned with the future effects of the proposals. The tax reform proposals will, if implemented, form the fiscal framework in which the planning for an additional half million residents will take place. The City can therefore expect that the proposals will have a profound and continuing influence on the development strategies and policies of the City over the next two decades.

Tax Differentials

We cannot support the proposed policy with respect to assessment differentials contained in proposals (1) and (4) and (5). In our view there is some inconsistency between the proposal to eliminate business tax differentials on the one hand, and to create new differentials between property classes on the other. Differentials require justification.

We believe there may be justification for a business tax differential which distinguishes between different sizes of business and between businesses according to product type. We do not accept that the small local business has the same relative capacity to bear business tax as the large international corporation. We also feel there is a sound rationale for higher business tax rates on businesses marketing products for which there is a relatively inelastic demand such as

continued/16

UB-3(0)

breweries and distilleries as such businesses effectively export the tax away from the municipality.

We cannot support the creation of a differential between farm and residential land, and residences. This policy would appear to be little short of disastrous for growth municipalities as vacant land taxed at 100 per cent of market value would be worth relatively more than land developed for residential purposes ^Ataxed at 50 per cent. For example, a \$20,000 lot would produce as much tax to the municipality as a \$40,000 residence, but without the demand for costly services. A \$30,000 house would produce less tax than a \$20,000 vacant lot. In effect, if the value of construction is not at least equivalent to the value of the lot the municipality loses tax revenue by virtue of development and gains servicing responsibilities and costs. To produce a minimum marginal revenue of, say, \$400 per unit at 14 mills, a "typical" house would have to have a market value of \$97,000.

The implications are clear: Municipalities would be forced to favour high cost housing to protect service levels and mill rates or, alternatively, lower cost housing could be accommodated only by substantial mill rate increases or service level reductions. Growth municipalities would be forced to consider whether they should or could afford to accommodate any further residential development. The impact on the City of Mississauga, which is contemplating the addition of around 170,000 additional residential units in the next 20 years or so, and on affordable housing policies could be catastrophic. We are led to the conclusion that there should be no differential between land and residences for realty tax purposes.

continued/17

UB-3(P)

Furthermore, we are of the opinion that it is desirable that all classes of taxpayer be required to make a reasonable contribution to the cost of services made available. We do not think this will be achieved where the weight of tax on a business is three times the weight on a residence of the same market value. Our analysis of the impact of market value, if implemented alone, shows that City residents would obtain some tax relief in any event. Differentials intended to shift even more tax away from the residential sector require careful justification in the light of the following factors:

- . municipalities may be encouraged to seek commercial/industrial assessment at the expense of residential housing (planning by assessment),
- . reduced fiscal responsibility could lead to demands for more services from residents who only bear part of the cost,
- . the envisaged differentials do not appear supportive of provincial housing policies,
- . growth municipalities might be induced to restrict further growth because of the implicitly deteriorating financial position,
- . the additional burden placed on small businesses could create difficulties in securing required commercial development.

While we agree that land should be assessed at market value, we fail to see the logic of "derating" residential property. It appears to us that the equity attained through the process of market valuation is being cast aside and that an undesirable bias is being permanently built into the reformed structure.

We would further point out that the tax shifts induced by the system

continued/18

UB-3(9)

of differentials do not confer the same benefits on residential taxpayers in different municipalities. A growth municipality such as Mississauga could expect to experience fluctuating shifts of tax between taxpayer classes as the realtive weights of each assessment class vary over time.

Finally, we would comment that taxation of residential and farm land at market value is unlikely to deter speculation in land in the face of strong growth pressure. We would offer the opinion that the housing problem is not attributable to the lack of raw land but rather to the lack of serviced land. In the case of the City of Mississauga, a major current problem is not to have more land available but rather how to service land that is already available. Any device intended to release even more land could exacerbate growth pressure still further but without having essentially strengthened the municipality's ability to finance the necessary infrastructure.

continued/19

UB-3(R)

PART IV

SUMMING UP

While the City accepts without reservation the principles of the majority of the tax reform proposals and endorses the principle of market value assessment, it cannot support the tax differentials proposed between land and residences and cannot support a uniform business tax rate. We feel that the Province has not put forward convincing reasons for either proposal.

Our analysis of the situation before and after tax reform has been somewhat sketchy in that we have not had available sufficient data to show the impact of the proposals on individual taxpayers. We would expect the overall incidence of taxation to decline somewhat as part of the regional and school board tax elements are shifted to other area municipalities. Taxation of farmland could be expected to shift over \$9 million of burden to the Province with provincial payments in lieu of taxes adding a further \$2 million to this figure. Federal payments in lieu of taxes are expected to produce an additional \$1.8 million revenue. If any or all of these proposals are not realized the overall package could produce significantly less acceptable results.

While we recognize that revenue reform lies beyond the terms of reference of the Commission, we wish to record our concern that the Province has not clarified whether or not the farm tax refunds contemplated as part of tax reform would be regarded as a transfer payment falling within the terms of the Edmonton Commitment. It appears to us that the costs of this programme could be very heavy on a province-wide basis. We are strongly of the opinion that these costs should not

continued/20

UB-3(s)

be regarded as falling within the terms of the Commitment.

Our overall assessment of the tax reform programme is that the most fundamental proposals appear to have been developed without regard to their likely impact in a dynamic situation. We think they would have serious and far reaching effects on the realization of the City's draft official plan, on the attainment of affordable housing costs, and on the future financial viability of the City. We therefore request that the Commission convey these concerns to the Provincial government with the recommendation that alternative solutions be found which are more compatible with "growth" municipalities.

Finance Department
October 20th, 1976

UB-3(T)

APPENDIX I

METHODOLOGY

- (1) The assessment data as provided by the Province, both present assessment and market value assessment, have been used in the analysis.
- (2) The existing systems of apportioning Region and School Board costs have been used in the analysis of the present system and market value only.
- (3) That the apportionment of Regional and School Board costs in the market value and tax reform analysis is in accordance with Proposal 11.
- (4) That the instructions accompanying the assessment data supplied by T.E.I.G.A. have been followed.

UB-3(u)

APPENDIX II

PROBLEMS

- (1) The assessment information provided was by Class of Taxpayer therefore unable to look at specific properties.
- (2) There is a lack of clarity in the Provincial Proposals such as the treatment of Payments-in-Lieu, i.e. who will receive the payment etc. The Treatment of increased payments-in-lieu under the Edmonton Commitment.
- (3) Some of the data supplied by T.E.I.G.A. is not comparable, e.g. Information on Farms and Farmland.
- (4) The data supplied does not agree with the assessment rolls returned by the Ministry of Revenue.
- (5) Due to insufficient data unable to identify the assessment on government administrative offices.
- (6) Data infers that the Federal Government will agree to the proposals.

UB-3(v)

APPENDIX III

ASSUMPTIONS

- (1) The tax levy has not been adjusted except for the property taxes on local government and school board property.
- (2) Increases in Provincial payments-in-lieu are not offset by a reduction in other Provincial Subsidies or Provincial payment of taxes in respect of Farmland (Edmonton Commitment).
- (3) As no detail supplied regarding provincial administrative office these have been treated as other public property (no business tax calculated).
- (4) Payments-in-lieu of Taxes will reduce the regional and school levy in respect of the municipality of which they are paid.
- (5) Treatment of Bell Canada receipts remains as at present.
- (6) That the Federal Government agree to the proposals.
- (7) All fifteen proposals will be implemented.
- (8) There are no significant changes in assessment based grants.
- (9) The Provincial instructions accompanying the assessment data have been followed.



City of Mississauga

MEMORANDUM

UB-4

To	Mr. Terence L. Julian	From	Bruce B. Wilkinson
Dept	City Clerk	Dept	Property Agent
		RECEIVED 9791 02/5/73 CITY OF MISSISSAUGA CITY CLERK'S DEPARTMENT	
		October 7, 1976	

Dear Sir:

SUBJECT: Wimpey Townhouse Development
Part Lot 2, Range 1, CIR
S/E Corner Mineola Road and Hurontario Street
File: OZ - 5 - 73

ORIGIN: Our Report to you of April 30

COMMENTS: This report was considered by General Committee on May 12, 1976 at which time there was a recommendation for adoption of our report. However, at the request of George Wimpey Canada Limited the matter was deferred by Council at its meeting of May 25, 1976. The deferral was granted to give the developer time to arrange for an independent appraisal. This appraisal was received and considered.

The suggested value of the townhouse units by the developer's consultant was \$18,000.00 per unit. Our original estimate was based on a value of \$22,500.00 per unit with the difference largely reflected in development cost estimates.

Upon reviewing the matter and re-examining available evidence, it was felt that our original estimate could be reduced to \$20,000.00 per unit. On that basis the gross value of the 102 units would be estimated at \$2,040,000.00. This would result in a 5% cash payment of \$102,000.00.

RECOMMENDATION: That the sum of \$102,000.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Wimpey Town House Development, rezoning application OZ - 5 - 73, a 10.3 acre parcel at the south/east corner of Mineola Road and Hurontario Street producing 102 townhouse units.

Yours very truly,

Bruce B. Wilkinson
Bruce B. Wilkinson,
Property Agent

BBW/cms

OK
Jm



City of Mississauga

MEMORANDUM

UB-5

To ENVIRONMENTAL ADVISORY BOARD

From Basil Clark, Q.C.

Dept. _____

Dept. City Solicitor.

September 24th, 1976

Clerk's File: 164-76

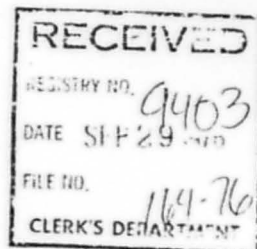
Report Request: 153-76

SUBJECT: Regulation of Smoking.

REQUEST: Report on the means to regulate smoking in public places.

SOURCE: Report Request No. 153-76.

COMMENTS: The Municipal Act, section 354(1) para. 28, specifically empowers municipalities to pass by-laws regulating or prohibiting smoking in retail shops as follows:



"By-laws may be passed by the councils of local municipalities:

28. For regulating smoking in retail shops in which ten or more persons are employed, or in any class or classes thereof, and for prohibiting smoking in such shops or any class or classes thereof, or in any part or parts thereof".

There are a number of key elements of this power which should be noted:

1. It applies only to retail shops.
2. It applies only to retail shops which employ ten or more persons and it is not clear whether this refers to total staff or total staff on the premises at any one time; whether part-time and/or full-time etc.
3. It allows for regulation of smoking as well as outright prohibition.
4. "Smoking" is not defined and it could, therefore, cause confusion by its vagueness.

UB-5(a)

5. It enables us to specify the class or classes of shops to which such regulations or prohibitions apply.

Despite the nebulous aspects of this power, I believe it would be possible to draw up a By-law which would serve the purposes of the Board.

In addition to this specific power, the municipality has broad powers in relation to fire prevention and smoking could be controlled in this context. Paragraph 27 of Section 354 (1) of the Municipal Act empowers municipal councils to pass by-laws:

"For securing against accident by fire the inmates and employees and others in factories, hotels, boarding houses, lodging houses, warehouses, theatres, music halls, opera houses and other buildings used as places of public resort or amusement."

And paragraph 44 of the same section authorizes "such other regulations for preventing fires and the spread of fires as the council considers necessary."

The above provisions provide broad powers by which Council could regulate smoking in places in which the public assembles or which are frequented by the public.

By way of information, a private member's bill was presented to the provincial legislature late in the last session which proposed that the province regulate smoking in "public places" generally. It had only received first reading by the time the Legislature adjourned for the summer and it is so restrictive as to make it unlikely that it will become law in the form presented.

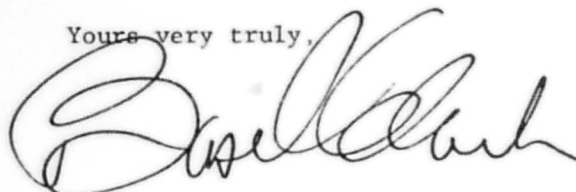
Environmental Advisory Board
September 24th, 1976
Page 3

UB-5(b)

CONCLUSION:

A municipal council may pass by-laws regulating or prohibiting smoking in retail shops or classes thereof, and smoking may be regulated in other "places of public resort" by way of "securing against accident by fire."

Yours very truly,



Basil Clark, Q.C.,
City Solicitor.

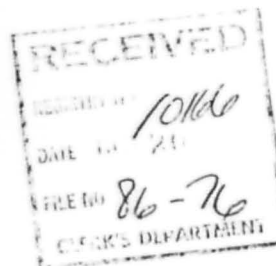
AMCD/cf

The Regional Municipality of Peel

I-16

October 18, 1976.

Mr. T. L. Julian,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2



Dear Sir:

Subject: Traffic Signal Installation
- Erin Mills Parkway and
Burnhamthorpe Road,
Our Reference PW-286-76

The following recommendation of the Public Works Committee was approved by Council on October 14, 1976 and is submitted for your information:

"That the temporary traffic signal installation at the present intersection of Erin Mills Parkway at Burnhamthorpe Road be removed and that Stop signs be erected facing traffic on Burnhamthorpe Road;

And further, that the permanent traffic signal installation be erected at the intersection of Erin Mills Parkway and the realigned west leg of Burnhamthorpe Road, and that the \$9,000.00 originally allocated for the permanent traffic signal installation at the present intersection be reassigned to this installation."

Richard L. Frost

Richard L. Frost, M.A.,
Regional Clerk.

DAH
DAH

✓ TO BE RECEIVED. COPY
HAS BEEN SENT TO
W. TAYLOR

cc: W. J. Anderson, Commissioner of Public Works



City of Mississauga

MEMORANDUM

C-2

To Mayor and Members of Council From Councillor Hazel McCallion
Dept. Streetsville

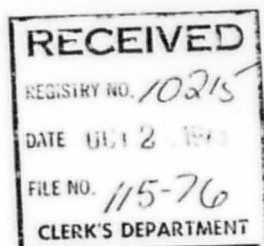
October 21, 1976

Subject: Telephone System Review

Comments: This item was slated for discussion at the Administration & Finance Committee on Monday, October 18, as an additional agenda item, but time did not permit and I advised the Committee that I would take the matter directly to Council.

Early in September, I introduced this Company to the staff and the attached report will bring you up to date on the progress.

Recommendation: In light of the immediate need for additional lines which exceed the capacity of our board and will necessitate additional space being set aside which we do not have;



In light of the savings we are missing out on with any further delay in implementing the service; and

In light of the fact that the retaining fee will be returned to the City if no savings are realized and, of course, will apply to their portion of the savings;

I am recommending that we engage Telcost to proceed immediately and that the retaining fee be taken from the Contingency Funds.

HMc/lh

Hazel McCallion

DIRECTION REQUIRED



City of Mississauga

MEMORANDUM

C-2(a)

Administration & Finance Committee

From Mr. W. H. Munden

City Treasurer

October 15th, 1976.

File: T-061

SUBJECT:

TELEPHONE SYSTEM REVIEW

ORIGIN:

Treasury Department

COMMENTS:

For some time now, I have been concerned about the telephone system the City has, and in particular, the associated costs.

I have recently been approached by Telcost Limited, who wish to make a total review of our equipment and the charges related thereto. Telcost has recently completed a comprehensive review for the Canada Life Insurance Company and I understand that substantial savings -- as well as improvements to their telephone system, have been achieved.

On September 2nd, 1976, I authorized Telcost Limited to do a preliminary study and assessment at no cost to the City; a copy of this initial review is attached for your information. Also attached herewith is a letter dated September 17th, 1976 from Telcost Limited concerning their fee structure and their proposal to carry out a more extensive evaluation of our requirements. It is my understanding that Telcost can save the City of Mississauga between \$35,000.00 and \$45,000.00 per annum on telephone costs, while at the same time ensuring that the system remains at least at the same level of efficiency, but in all likelihood, substantially improved, if their recommendations are adopted by the City. There are other companies who also offer a service similar to Telcost.

RECOMMENDATIONS:

- (1) That the City of Mississauga engage a company with the expertise to review and make recommendations as to how our telephone system can be improved upon, while at the same time provide substantial cost savings,

(cont'd).....

C-2(b)

- 2 -

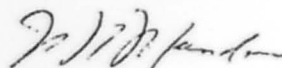
October 15, 1976
Administration & Finance Committee

TELEPHONE SYSTEM REVIEW

RECOMMENDATIONS
(continued):

- (2) That Tenders be called for this service.

Yours very truly,



W. H. Munden, R.I.A.,
City Treasurer.

WHM/mf
Attachments
c.c. Mr. W. R. King,
Commissioner of Administration

PRELIMINARY EVALUATION
of the
TELECOMMUNICATION SERVICES
for the
CITY OF MISSISSAUGA

C-2(c)

General

This initial study was conducted by Telcost Limited in agreement with the Mississauga City Treasury Department.

Preliminary Findings

1. Existing monthly billing is inaccurate.
2. Dial tone delays and other inefficiencies prevail.
3. Telephone station equipment arrangements require reviewing and updating.
4. Use of long distance is being abused.

Proposal

Telcost Limited should be retained by the City of Mississauga to:

- a) Complete a comprehensive review of all existing telecommunications services.
- b) Present findings and recommendations to improve efficiencies and reduce costs.
- c) Act as a liaison with Bell Canada and the employees of the City of Mississauga to ensure the recommendations are implemented effectively.
- d) Monitor monthly billing charges to ensure accuracy and conduct on-going evaluation to ensure optimum telecommunications use.

Prepared by Telcost Limited
September 1976



C-2(d)

77 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 1M6 • (416) 272-1975

City of Mississauga
1 City Centre Drive
MISSISSAUGA Ontario

September 17th, 1976

Attention: Mr. W. Munden

Dear Bill:

Thank you for your prompt response in providing us with the additional equipment records for the various city telephone services.

This letter will confirm our meeting of Monday September 13th, 1976 and outline the status of our services.

1. Preliminary Review and Evaluation

As per our report, we have completed this stage of our investigation into your services and we feel very strongly that we can save the City of Mississauga significant monies.

2. Fee Structure

Our fee structure, is unique, as it is solely based on NET SAVINGS to the City.
A nominal retainer is requested upon a decision to continue.

3. Proposal

We are now prepared to advance to the interview and fact finding stages of our evaluation. Before we proceed in this investigation we will require a letter from your office to Bell Canada stating we have full authority to act on your behalf. When this letter has been provided, we will take the necessary steps to correct any billing errors on your equipment records.

We will also require from your office a letter of intent to proceed and notification to your staff that we are working on your telephone system.
We will be pleased to assist you in the wording of this inhouse memo.

.....2

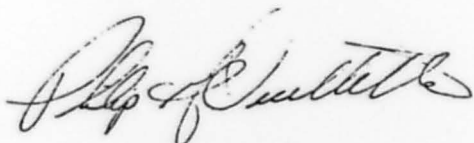
2.....

C-2(2)

Upon receipt of the two letter mentioned above, we are prepared to commence work and begin to reduce your telephone costs.

If you require further information, please contact us at 272-1976.

Yours truly



P.G. Ouellette
Vice President
TELCOST LIMITED

C-2(e)

ared

2-1976.



C-2(f)

City of Mississauga
1 City Centre Drive
Mississauga, Ontario.

ATTENTION: Mrs. H. McCallion

Dear: Hazel

During a conversation with Hazel McCallion on Saturday 31st August 1976, the suggestion was made that the services of a newly formed company, Telcost Limited, could be of assistance to the City of Mississauga in saving considerable dollars on an abnormally high telephone bill.

Mrs McCallion realizing the potential of this service arranged a meeting with Bill Munden for the 1st September 1976 and made a request for Telcost Limited to try tracing long distance calls charged to her telephone that she was not responsible for. The following is a sequence of events that took place.

1 September 1976

Telcost Limited made a presentation to Bill Munden. In attendance were Telcost representatives Philip Ouellette and James McIvor as well as Hazel McCallion and Bill Munden for the City of Mississauga.

During this meeting, Telcost Limited proposed that by engaging their expertise, the City of Mississauga could control their fast growing system, continue to give equal or better service than they are now supplying, and last but not least save substantial dollars in the process.

At this same meeting, we presented Hazel McCallion with a full report on her mysterious long distance billings.

-2-

C-2(g)

Agreement was reached that at no charge to the City of Mississauga, Telcost Limited would undertake a perusal of Equipment Records and telephone billing for one month and give a report. Telcost Limited also agreed to survey the service at Port Credit Public Utilities Commission for Bill Munden at no cost to the City of Mississauga.

6 September 1976

Received Equipment Records and billing for main telephone system for the City of Mississauga.

7 September 1976

Telcost Limited conducted a survey for Port Credit Public Utilities Commission as authorized by Bill Munden.

9 September 1976

Meeting with Jim Kaake to gain background for Telcost's initial report.

13 September 1976

Telcost Limited met with Bill Munden and staff to present initial findings. Attached is a copy of Telcost's preliminary evaluation. It should be noted this report is based on the limited information Telcost Limited received, as we were still in the proving of our ability stage. However, based on our findings we informed the Treasury Department that the minimum amount of savings would be \$30,000 per year and reassured them that their service would definitely improve.

A report on the possible saving to Port Credit P.U.C. was given verbally to Bill Munden highlighting a billing error of \$86.43 per year. It was pointed out that without authorization from the City of Mississauga Telcost Limited could not take the necessary corrective measures.

TCL

C-2(h)

We strongly recommended the City of Mississauga retain our services for the following reasons:

1. Telcost Limited felt they had proved their expertise both with our verbal recommendation, also the more obvious areas highlighted such as;
errors in billings amounting to approximately \$1200.00 per annum (see report attached)
the verbal report to Bill Munden re Port Credit P.U.C.
the efficient tracing of Hazel McCallion's erroneous billings.
2. The unnecessary waste of monies each day through the understandable lack of knowledge of a communication system of the magnitude of the one the City of Mississauga is using. An estimated daily cost would be \$120.00. Remember this figure is merely based on the records we have received to date and is a minimum estimate.
3. Telcost Limited has presented a contract showing their remuneration to be based strictly on savings with the exception of a retainer that would amount to \$3,500.00. May we point out that the savings in erroneous billing alone from the records we received pays for approximately 50% of this retainer. We felt this is more than generous to the City of Mississauga.

30 September 1976

A meeting was conducted in Bill Mundens office and we were asked to undergo a further test of our abilities. The question was posed to us that because of switching capacity and the desperate need for more extension numbers they were faced with a costly expansion both in equipment and valuable floor space. We were asked for our recommendation. Our reply was simply, "Can the City of Mississauga wait until we can review the complete problem thereby keeping costs to a minimum?"

T C L

C-2(i)

We received the answer that this was possible. Two things became very obvious:

1. We did not give them tangible solution to the problem.
2. Through lack of understanding by the city's communication people they did not realize the magnitude of their request. It is impossible to come up with a snap answer to a communication problem and before we would commit ourselves to even a temporary solution, it would in fact cost Telcost Limited a full man-week (7 days).

We were informed that this meeting was a waste of time and we failed miserably in convincing the people attending the meeting that we knew what we were talking about. The comment was passed that we had alienated these people from our cause.

It is costly to deal with communications by resolving isolated problems. May we use the old adage "the only reason we can walk on water is because we know where all the stones are."

14 October 1976

We received a request from Bill Munden that we meet with Frank Markson the City Manager for further explanation of our services. Again, we returned to square one and resold the services that we offered. We pointed out that we approached the City of Mississauga and that we showed them where the money was to be saved and that we already had contributed six man-weeks in the study of the problem and has presented an estimated saving of \$30,000 per annum based only on the equipment records we had received. Mr. Markson informed us that it would be necessary to seek other quotations for provision of this service. We pointed out that this would be rather difficult as we are dealing strictly in estimates until the final proposal is made. We also informed him that to have another consultant in would necessitate the following time lose.

1. It would take another consultant to do a satisfactory appraisal one man-month.
2. Two weeks to compare quotations if this were something that could be quoted upon.
3. We would hope like ourselves he would provide tangible evidence of his abilities.
4. The actual survey before a presentation can be made will be approximately two months.

TCL

C-2(j)

As you can readily see this now makes a 14 week delay to prove nothing, but has cost the City of Mississauga approximately \$10,000.00.

It is true that we are a new company, however, may we point out that this is a comparatively new type of service. Our contract is designed to compensate our clients for our youth as a company but our seniority in experience and expertise. In other words, you pay only on results. We were also pleased now to report that we have conducted a number of surveys with satisfactory conclusions and acceptance of our proposals in their entirety.

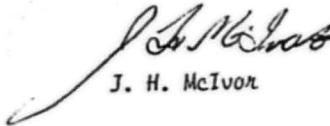
Fortunately in the business world the value of our service is quickly recognized and action taken immediately.

15 October 1976

On a request by Hazel McCallion to present documentation of our dealings with the City of Mississauga, we felt that as further indication of our abilities we would spend the weekend solving their immediate dilemma. That is, how to acquire more locals without the costly expense of adding switching equipment and loss of office space in the printing department.

Attached is one method by which this may be accomplished. We trust the sum total of our initial efforts will be adequate to ensure your confidence and support in our efforts not only to create a streamlined communications system but save which is now developing into, substantial dollars.

Yours truly,


J. H. McIvor

TCL

Attachment 1

C-2(K)

From the equipment records we have been provided with following are the areas and amounts by which your billings are in error. All figures are annualized rates including taxes.

City of Mississauga

Key Systems	4	602.00
	6	150.00
	9	60.00
	16	45.00
	34	50.00
		<u>907.00</u>
Port Credit Public Utilities Comm.		86.43
Fire Department		12.84
Mississauga Transit		200.00*

Total annual discrepancy	<u>\$1206.27</u>
--------------------------	------------------

*This is a close approximation and requires a physical audit to determine the exact error.

Attachment 2

C-2(1)

TEMPORARY MEASURES TO GET ADDITIONAL LOCALS

REMOVE:

Extension No.	Location	Monthly Cost	Annual Cost
217	1112 Pelham	46.60	559.20
221	3299 Wolfedale	17.17	206.04
222	2460 Stavebank N.	21.51	258.12
223	"	"	"
*229	7126 Fewster Dr.	28.35	303.35
326	3299 Wolfedale	17.17	206.04
503	3185 Mavis Road	18.62	223.44
557	Mississauga Transit	8.51	102.12
479 376 377 378	140 King	52.00	624.00
			<u>2740.43</u>
12 Extensions cost		44.94	<u>539.28</u>
		Total	3279.71

To compensate for additional calling load seven additional lines can be added to the switchboard for less cost than the above twelve locals. (\$2961.56 per annum)

*This extension is for communication with Munisan Limited for information re disposal services. Under normal circumstances a contractor would provide and pay for this service, not the City.

PRELIMINARY EVALUATION
of the
TELECOMMUNICATION SERVICES
for the
CITY OF MISSISSAUGA

C-2(m)

General

This initial study was conducted by Telcost Limited in agreement with the Mississauga City Treasury Department.

Preliminary Findings

1. Existing monthly billing is inaccurate.
2. Dial tone delays and other inefficiencies prevail.
3. Telephone station equipment arrangements require reviewing and updating.
4. Use of long distance is being abused.

Proposal

Telcost Limited should be retained by the City of Mississauga to:

- a) Complete a comprehensive review of all existing telecommunications services.
- b) Present findings and recommendations to improve efficiencies and reduce costs.
- c) Act as a liason with Bell Canada and the employees of the City of Mississauga to ensure the recommendations are implemented effectively.
- d) Monitor monthly billing charges to ensure accuracy and conduct on-going evaluation to ensure optimum telecommunications use.

Prepared by Telcost Limited
September 1976

TELCOST LIMITED

C-2(n)

The undersigned City of Mississauga hereinafter referred to as the Client hereby agrees to retain the services of Telcost Limited (Telcost) as communications consultants, as follows:

1. Without cost to the Client, Telcost will within days of the date hereof, make a preliminary study of the Client's communications equipment requirements and will prepare a general report, recommending any changes in such equipment that should be considered, and providing estimates of the cost of such changes and the operational cost saving to be derived by the Client therefrom.
2. In the event that the Client implements all or any part of the equipment changes recommended by Telcost, the Client agrees to pay to Telcost on completion of such equipment changes, a fee equivalent to fifty percent (50%) of the amount by which the actual operating cost saved by the Client during the first year of operation of such equipment exceeds the actual cost of implementing such equipment changes, and to reimburse Telcost for all proper disbursements incurred by it on behalf of the Client.
3. If as a result the general report referred to in paragraph 1 hereof the Client wishes to have a detailed study made, the Client agrees to deposit with Telcost a retainer on account of its fees and disbursements equivalent to twenty-five percent (25%) of its fees and disbursements calculated in accordance with paragraph 2 hereof.
4. Telcost will, within ...Ninty..... days of receiving the Client's authorization to proceed, make a complete analysis of the Client's communications requirements and will prepare for the Client a detailed report as to the changes in equipment recommended and the resultant operational cost saving to the Client.
5. If the Client elects not to implement any recommended equipment change, the retainer provided for in paragraph 3 hereof will be returned to the Client in full without interest, less the amount of any disbursements properly incurred by Telcost on behalf of the Client.
6. In the event that the Client wishes to implement all or any of the equipment changes recommended, upon receipt of the Client's authorization to do so, Telcost will make all necessary arrangements with the suppliers of such equipment to carry out the specific changes requested.

C-2(0)

7. All invoices for the balance of fees and disbursements shall be rendered to the Client upon completion of the particular equipment changes to which such fees and disbursements relate and shall be payable in twelve equal monthly installments commencing on the first day of the month next following the date of such invoice.

8. In the event of default of any installment on account of fees and disbursements, the balance owing shall thereupon become due and payable together with interest at 1% per month from the date of such default.

9. In the event that any supplier increases or decreases its rates with respect to any equipment changed herein during the first year of operation of such equipment, such increase or decrease will be reflected in the fee payable and will be adjusted when such rate change is implemented.

10. The Client agrees to provide Telcost with access to all communications equipment and records that it deems necessary to enable it to prepare the reports herein set out, and to provide Telcost with any authorization that it requires to obtain such records from any supplier. The Client agrees that all authorizations given to Telcost to obtain equipment records from suppliers shall be irrevocable for a period of two (2) years from the date of the report referred to in paragraph 4 hereof.

DATED at this
..... day of, 19 ..

TELCOST LIMITED,

(CLIENT)

Per: _____



C-2(P)

77 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 1M6 • (416) 272-1975

September 13, 1976.

City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario

Attention: Mrs. H. McCallion

Dear Hazel;

I would like to take this opportunity to thank you for the courtesies extended to myself and Jim McIvor during our recent meetings. The purpose of this letter is to provide you with the details of our recent investigation into the toll fraud from your Streetsville office.

During the first few months of this year, two or three calls were placed to Nova Scotia on the same day directly from your office. All of the calls in question were placed between six p.m. and midnight or sometime on Sunday. (see attached)

All the questioned calls were placed to four numbers in Nova Scotia. The numbers and persons are as follows:

902-434-7682	Donald S. McKenzie	Halifax
902-564-4040	Russel W. Hawkins	Sydney
902-539-5322	Robert Button	Sydney
902-564-9245	Millard Wynn	Sydney

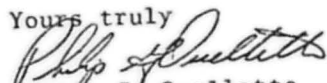
C-2(q)

Suggested Plan of Action

1. Determine if there is a relationship between the dates of the calls and performance of some other service (e.g. cleaners, meetings, etc.) if possible. (Since the calls are placed in the evenings, I would think that it is your cleaning staff who are placing the calls.)
2. If a relationship does exist, determine if a new employee was added in July or August of last year.
3. In future, if any of these calls appear on your statement, have your secretary call Bell Canada and deny all knowledge of the calls. This should be followed up by a letter from your office.
4. The Bell will place tracers on your line if the problem persists, but if toll fraud is proven, they will most likely ask you to prosecute the party involved.

I trust this information will assist in eliminating this problem. If I can be of any further assistance to you please call me at 416-272-1975.

Yours truly


Philip G. Ouellette

PGO/go

ATTACHMENT

C-2(R)

Halifax
Domald S. McKenzie
902-434-7682

January 11 1976
February 23 1976
April 7 1976
May 25 1976
June 15 1976
June 16 1976
July 17 1976

Sydney
Russel W. Hawkins
902-564-4040

January 11 1976
January 23 1976
January 25 1976
February 1 1976
July 7 1976

Sydney
Robert Button
902-539-5322

April 4 1976

Sydney
Millard Wynn
902-564-9245

December 28 1975
January 23 1976
February 3 1976



City of Mississauga

MEMORANDUM

RECEIVED
OCT 21 1976

MAYOR'S OFFICE

To M. L. Dobkin, M. D.
Dept. Mayor

From Bruce B. Wilkinson
Dept. Property Agent

October 21, 1976

"IN CAMERA"

Re: Streetsville Senior Citizens Apartment and
Fairfield Development Corp. Ltd. Property
11 Ontario Street
Pt. Lot 47 Plan STR.-2

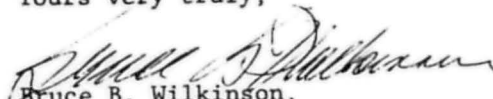
Pursuant to our conversation with Councillor H. McCallion, we have contacted Mr. C. M. Nieman who represents the solicitor for Fairfield Development Corporation Limited, the owner of the property known municipally as 11 Ontario Street.

Mr. Nieman has informed us that his client is prepared to convey the property to the City for the sum of \$63,500.00 being the amount that the Company paid for the property in June of 1974. The Company acquired the land by deed registered as Instrument No. 321911VS registered June 21, 1974, and the Land Transfer Tax Affidavit indicates the consideration was \$63,500.00, all cash.

Mr. Nieman has suggested that his client would be prepared to complete the conveyance within the next few weeks on an all cash basis. However, if the City wishes, the Company would consider postponing the closing for a month or two provided a substantial deposit, say of \$15,000.00, was made under an Agreement of Purchase and Sale.

Please let us have your instructions herein.

Yours very truly,


Bruce B. Wilkinson,
Property Agent

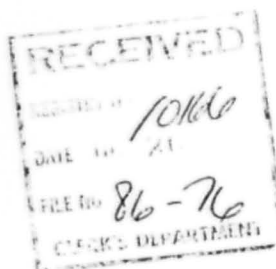
BBW/cms
cc: Councillor H. McCallion

The Regional Municipality of Peel

I-16

October 18, 1976.

Mr. T. L. Julian,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2



Dear Sir:

Subject: Traffic Signal Installation
- Erin Mills Parkway and
Burnhamthorpe Road,
Our Reference PW-286-76

The following recommendation of the Public Works Committee was approved by Council on October 14, 1976 and is submitted for your information:

"That the temporary traffic signal installation at the present intersection of Erin Mills Parkway at Burnhamthorpe Road be removed and that Stop signs be erected facing traffic on Burnhamthorpe Road;

And further, that the permanent traffic signal installation be erected at the intersection of Erin Mills Parkway and the realigned west leg of Burnhamthorpe Road, and that the \$9,000.00 originally allocated for the permanent traffic signal installation at the present intersection be reassigned to this installation."

Richard L. Frost

Richard L. Frost, M.A.,
Regional Clerk.

DAH
DAH

✓ TO BE RECEIVED. COPY
HAS BEEN SENT TO
W. TAYLOR

cc: W. J. Anderson, Commissioner of Public Works

TELEPHONE 625-2010
625-6030

1499 DUNDAS HIGHWAY EAST
MISSISSAUGA, ONTARIO

DIXIE IRON & METAL CO. LTD.

Processors of

FERROUS AND NON FERROUS METALS
Division — "Dixie Disposal Services"

I-17

121-76

Councillor C. M. Murray
Ward 3
City of Mississauga
City Center Dr.
Mississauga, Ontario

October 19, 1976

Dear Mr. Murray:

I am writing to inquire about the availability of Industrial Land in Mississauga, suitable for the relocation of our Scrap Metal business.

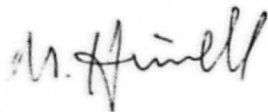
It is my understanding that some time ago the City of Mississauga purchased a tract of land in the Dixie - Britannia Rd. area, to be zoned, serviced, and sold to Industries such as ourselves in an effort to relocate them from commercial or residential neighbourhoods.

If the City is prepared to enter into an agreement for a portion of this property, we would be prepared to relocate our business.

Any information regarding this situation that you might have, or be able to obtain, would be very much appreciated.

Please feel free to contact me at your earliest convenience. I thank you for your attention to this matter and remain,

Yours very truly,



M. Himell

MH/sw



CONTAINER SERVICE FOR
SCRAP & WASTE REMOVAL
"SERVICING INDUSTRY & CONSTRUCTION"



I-18

46-76
27-76

October 20, 1976

Councillor Harold Kennedy
1 City Centre Drive
Mississauga, Ontario

Dear Mr. Kennedy:

Re: Angelene Street Lighting

The street lighting on this street urgently requires updating, especially due to the streets condition, which makes walking difficult in day light, let alone after dark.

Since the opening of the Go Station, pedestrian traffic multiplied several times compared to what it was prior to that time.

If a complete updating program is out of the question at this time, might I suggest that at least new lights at the intersections be installed.

We consider this situation a very serious problem and steps must be taken as quickly as possible to remedy this.

I have been told that this subdivision is one of the oldest, if not the oldest in our city and updating in various items is long overdue.

Yours respectfully,

Grant Billiald

Grant Billiald

146 ANGELENE STR.

GB:tb

I-19

46-76
49-76

October 20, 1976

Mayor Dobkin & Members of Council
1 City Centre Drive
Mississauga, Ontario

Dear Sirs:

Re: Angelene Street Sidewalks

In respect to the increased traffic and the speed of traffic on this street, also, because of its unsafe condition with so many children walking to and from school and the greatly increased number of pedestrians walking to the Go Station, the residents feel that sidewalks are urgently needed. We recommend that they be constructed on the south side of Angelene St. from Mineola Gardens, along the east side of Drumgray between Angelene St. and Eaglewood Blvd., and along the north side of Eaglewood Blvd. connecting up with the existing sidewalk located at Eaglewood Blvd. and Argreen. We feel that the attached petition supports this recommendation.

Because of this hazardous situation, we respectfully request that the construction of sidewalks as outlined above be considered in the 1977 budget and that construction take place as soon as possible.

Respectfully yours,

Grant Billiald

Grant Billiald

146 ANGELENE STR.

GB:tb

FOR

Mrs S Ma

Valentino Jaticca

235 Angeline St. Mississauga

201 Angeline St

Sophie Zahorodny

Mr. & Mrs. J. Cackau

191 Angeline St.

Mississauga.

O.W.

MRS. MARIO CIMINELLI

MRS. ADORNA CIMINELLI

169 ANGELENE ST

MISS.

MR. NINO CIMINELLI

169 Angeline ST

MISSISSAUGA.

Mr. & Mrs. George Robinson

165 Angeline St.

Mississauga.

Mr. & Mrs. Wm. Bainton

119 Angeline St

MISS.

AGAINST

14
FOR
Jeanie F. Ellis
William Ellis
Roger Bernard
195 Angelen St Miss

Mr & Mrs J. J. Lopez
181 Angelen

Mrs Mrs J. Rodriguez
175 Angelen St.

Mrs Lois Dunder
151 Angelen St.

Mrs. Carmen Juana
115 Angelen St.

J. B. Smith
129 Angelen St.

Edwards

219 Angelen St.

269 Briesto Dickhile

Mr + Mrs Mudeiros
263 Angelen St.

MR + MRS Dollero

MR. MRS Fuentes
259 Angelen St.

John F. Lane
145 Angelen St.

Myrna Mae Aloney
245 Angelen St.

Mr. & Mrs. Vinton
239 Angelen

Mr. & Mrs. Enzo Fatima
225 Angelen St.

AGAINST
W. J. Regal

14

FOR

Mr J Geldart
125 Angelene St
Mr Mrs Albert Leger
135 Angelene St.
141 Angelina St
L. Visentin
B Visentin
141 Angelene St
Mississauga

Mr C Visentin
141 Angelene St
Mississauga.

Mr E Visentin
141 Angelene St
Mississauga.

Mr R Jendice
145 Angelene St

Mr & Mrs Harry de Man
151 Angelene St.

Mr & Mrs H. Montminy
155 Angelene St.

AGAINST

~~Mr J Geldart~~
~~125 Angelene St.~~

July 20, 1976

Councillor Harold Kennedy,
1 City Centre Drive,
Mississauga, Ontario.

Re: Angeline Street

There has been noted in our area, an increase in traffic and
in the speed of this traffic as well.

Because of the unsafe condition, with so many children using
the street to get to school as well as pedestrians walking to
the "Go" station, we believe sidewalks are urgently needed on
Angeline Street from Drumgray to Mineola gardens.

FOR

Mr + Mrs. A. Hopkin
161 Angeline St.

David Escobar
105 Angeline St.
Rene Escobar

Ernest S. Zardo
109 Angeline St.

AGAINST

Since there is approximately four feet more of city property on the south side than on the north side and the street lights are also located on the south side of the street, it is our recommendation that the sidewalk should be located on the south side of Angelene Street.

Harold T. Thompson Joe Ricci
Samuel F. Williams Grant Billedt

July 20, 1976

Councillor Harold Kennedy,
1 City Centre Drive,
Mississauga, Ontario.

Re: Angeline Street

There has been noted in our area, an increase in traffic and in the speed of this traffic as well.

Because of the unsafe condition, with so many children using the street to get to school as well as pedestrians walking to the "Go" station, we believe sidewalks are urgently needed on Angeline Street from Drumgray to Mineola gardens.

FOR

Mr. & Mrs. S. Ambrose - 166 Angeline St
Mr. & Mrs. S. Williams 168 Angeline
Joe Ricci Maria Ricci
152 Angeline St
Mr. & Mrs. Harold Adamson
158 Angeline St
Mr. A. E. Gray
140 Angeline St
Mrs. G. E. Gray
140 Angeline St
Mr. & Mrs. A. Baldwin
130 Angeline St

AGAINST

FOR
 A. L. Fay
 214 Angelene St.
 L. Cawson
 214 Angelene Street
 C. Manson
 216 Angelene St
 C. Manson
 220 Angelene St
 K. L. Carter
 228 Angelene St
 H. Belliard
 146 Angelene St
 A. Ibbatson
 174 Angelene St
 R. Townsend & Mrs
 176 ANGELENE ST.
 F. Mr. & Mrs. R. Harris
 178 Angelene St.
 Mr & Mrs J. Hutchinson
 196 Angelene St
 W. L. Ware
 204 Angelene St
 Mr & Mrs Mary E. Ray Merata
 Mr & " Nicholas Alfonso

AGAINST

FOR

126 Angelene ST
Mrs. F. Guglielmo
Arnoldo Roberto

P. Bowering

8 Bowering

122 Angelene St

120 Angelene S.T

Maria Oliveira Jose Oliveira

114 Angelene St.

P. Bagliardi + Mrs. Vincenza

106 James Hooke

101 Mary Hooke

106 Angelene St

Allen + George Johnson
100 Angelene Street

96 ANGELENE ST. T. Connolly

96 Angelene St. S. Connolly

101 Angelene St. D. Dunphy

101 Angelene St. J. Dunphy

Clelia Nasato

136 Angelene St

H. Hutchinson

196 Angelene St.

Albert Turner

212 Angelene St.

AGAINST

FOR

Mr. Grigor 238 Angelene St.

Miss Sine

238 Angelene St

Dr. Dr. Williams

1196 Innesla House

J. Perrotta

172 Angelene St.

Augusto Binaldi

218 Angelene St

Fior De Santo

275 Angelene St 278.8587

AGAINST

Since there is approximately four feet more of city property on the south side than on the north side and the street lights are also located on the south side of the street, it is our recommendation that the sidewalk should be located on the south side of Angelene Street.

<u>Harold T. Johnson</u>	<u>Joe Ricci</u>
<u>Samuel F. Williams</u>	<u>Herb Billard</u>



City of Mississauga
MEMORANDUM

122
Received C-2

To Mayor and Members of Council From Councillor Hazel McCallion
Dept. Streetsville

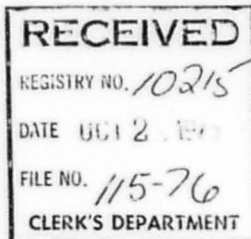
October 21, 1976

Subject: Telephone System Review

Comments: This item was slated for discussion at the Administration & Finance Committee on Monday, October 18, as an additional agenda item, but time did not permit and I advised the Committee that I would take the matter directly to Council.

Early in September, I introduced this Company to the staff and the attached report will bring you up to date on the progress.

Recommendation: In light of the immediate need for additional lines which exceed the capacity of our board and will necessitate additional space being set aside which we do not have;



In light of the savings we are missing out on with any further delay in implementing the service; and

In light of the fact that the retaining fee will be returned to the City if no savings are realized and, of course, will apply to their portion of the savings;

I am recommending that we engage Telcost to proceed immediately and that the retaining fee be taken from the Contingency Funds.

HMc/lh

Hazel McCallion

DIRECTION REQUIRED



City of Mississauga

MEMORANDUM

C-2(a)

Administration & Finance Committee

From Mr. W. H. Munden

Dept. City Treasurer

October 15th, 1976.

File: T-061

SUBJECT:

TELEPHONE SYSTEM REVIEW

ORIGIN:

Treasury Department

COMMENTS:

For some time now, I have been concerned about the telephone system the City has, and in particular, the associated costs.

I have recently been approached by Telcost Limited, who wish to make a total review of our equipment and the charges related thereto. Telcost has recently completed a comprehensive review for the Canada Life Insurance Company and I understand that substantial savings -- as well as improvements to their telephone system, have been achieved.

On September 2nd, 1976, I authorized Telcost Limited to do a preliminary study and assessment at no cost to the City; a copy of this initial review is attached for your information. Also attached herewith is a letter dated September 17th, 1976 from Telcost Limited concerning their fee structure and their proposal to carry out a more extensive evaluation of our requirements. It is my understanding that Telcost can save the City of Mississauga between \$35,000.00 and \$45,000.00 per annum on telephone costs, while at the same time ensuring that the system remains at least at the same level of efficiency, but in all likelihood, substantially improved, if their recommendations are adopted by the City. There are other companies who also offer a service similar to Telcost.

RECOMMENDATIONS:

(1) That the City of Mississauga engage a company with the expertise to review and make recommendations as to how our telephone system can be improved upon, while at the same time provide substantial cost savings,

(cont'd).....

C-2(b)

- 2 -

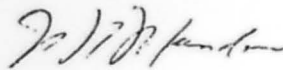
October 15, 1976
Administration & Finance Committee

TELEPHONE SYSTEM REVIEW

RECOMMENDATIONS
(continued):

(2) That Tenders be called for this service.

Yours very truly,



W. H. Muden, R.I.A.,
City Treasurer.

WHM/mf
Attachments
c.c. Mr. W. R. King,
Commissioner of Administration

PRELIMINARY EVALUATION
of the
TELECOMMUNICATION SERVICES
for the
CITY OF MISSISSAUGA

C-2(c)

General

This initial study was conducted by Telcost Limited in agreement with the Mississauga City Treasury Department.

Preliminary Findings

1. Existing monthly billing is inaccurate.
2. Dial tone delays and other inefficiencies prevail.
3. Telephone station equipment arrangements require reviewing and updating.
4. Use of long distance is being abused.

Proposal

Telcost Limited should be retained by the City of Mississauga to:

- a) Complete a comprehensive review of all existing telecommunications services.
- b) Present findings and recommendations to improve efficiencies and reduce costs.
- c) Act as a liason with Bell Canada and the employees of the City of Mississauga to ensure the recommendations are implemented effectively.
- d) Monitor monthly billing charges to ensure accuracy and conduct on-going evaluation to ensure optimum telecommunications use.

Prepared by Telcost Limited
September 1976



C-2(d)

77 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 1M6 • (416) 272-1975

City of Mississauga
1 City Centre Drive
MISSISSAUGA Ontario

September 17th, 1976

Attention: Mr. W. Munden

Dear Bill:

Thank you for your prompt response in providing us with the additional equipment records for the various city telephone services.

This letter will confirm our meeting of Monday September 13th, 1976 and outline the status of our services.

1. Preliminary Review and Evaluation

As per our report, we have completed this stage of our investigation into your services and we feel very strongly that we can save the City of Mississauga significant monies.

2. Fee Structure

Our fee structure, is unique, as it is solely based on NET SAVINGS to the City.

A nominal retainer is requested upon a decision to continue.

3. Proposal

We are now prepared to advance to the interview and fact finding stages of our evaluation. Before we proceed in this investigation we will require a letter from your office to Bell Canada stating we have full authority to act on your behalf. When this letter has been provided, we will take the necessary steps to correct any billing errors on your equipment records.

We will also require from your office a letter of intent to proceed and notification to your staff that we are working on your telephone system.

We will be pleased to assist you in the wording of this inhouse memo.

.....2

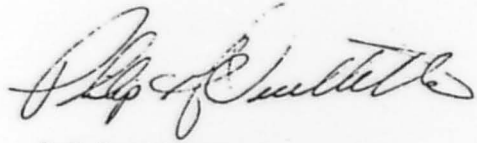
2.....

C-2(2)

Upon receipt of the two letter mentioned above, we are prepared to commence work and begin to reduce your telephone costs.

If you require further information, please contact us at 272-1976.

Yours truly



P.G. Ouellette
Vice President
TELCOST LIMITED



C-2(f)

City of Mississauga
1 City Centre Drive
Mississauga, Ontario.

ATTENTION: Mrs. H. McCallion

Dear: Hazel

During a conversation with Hazel McCallion on Saturday 31st August 1976, the suggestion was made that the services of a newly formed company, Telcost Limited, could be of assistance to the City of Mississauga in saving considerable dollars on an abnormally high telephone bill.

Mrs McCallion realizing the potential of this service arranged a meeting with Bill Munden for the 1st September 1976 and made a request for Telcost Limited to try tracing long distance calls charged to her telephone that she was not responsible for. The following is a sequence of events that took place.

1 September 1976

Telcost Limited made a presentation to Bill Munden. In attendance were Telcost representatives Philip Ouellette and James McIvor as well as Hazel McCallion and Bill Munden for the City of Mississauga.

During this meeting, Telcost Limited proposed that by engaging their expertise, the City of Mississauga could control their fast growing system, continue to give equal or better service than they are now supplying, and last but not least save substantial dollars in the process.

At this same meeting, we presented Hazel McCallion with a full report on her mysterious long distance billings.

-2-

C-2(g)

Agreement was reached that at no charge to the City of Mississauga, Telcost Limited would undertake a perusal of Equipment Records and telephone billing for one month and give a report. Telcost Limited also agreed to survey the service at Port Credit Public Utilities Commission for Bill Munden at no cost to the City of Mississauga.

6 September 1976

Received Equipment Records and billing for main telephone system for the City of Mississauga.

7 September 1976

Telcost Limited conducted a survey for Port Credit Public Utilities Commission as authorized by Bill Munden.

9 September 1976

Meeting with Jim Kaake to gain background for Telcost's initial report.

13 September 1976

Telcost Limited met with Bill Munden and staff to present initial findings. Attached is a copy of Telcost's preliminary evaluation. It should be noted this report is based on the limited information Telcost Limited received, as we were still in the proving of our ability stage. However, based on our findings we informed the Treasury Department that the minimum amount of savings would be \$30,000 per year and reassured them that their service would definitely improve.

A report on the possible saving to Port Credit P.U.C. was given verbally to Bill Munden highlighting a billing error of \$86.43 per year. It was pointed out that without authorization from the City of Mississauga Telcost Limited could not take the necessary corrective measures.

TCL

C-2(1)

We strongly recommended the City of Mississauga retain our services for the following reasons:

1. Telcost Limited felt they had proved their expertise both with our verbal recommendation, also the more obvious areas highlighted such as;
errors in billings amounting to approximately \$1200.00 per annum (see report attached)
the verbal report to Bill Munden re
Port Credit P.U.C.
the efficient tracing of Hazel McCallion's erroneous billings.
2. The unnecessary waste of monies each day through the understandable lack of knowledge of a communication system of the magnitude of the one the City of Mississauga is using. An estimated daily cost would be \$120.00. Remember this figure is merely based on the records we have received to date and is a minimum estimate.
3. Telcost Limited has presented a contract showing their remuneration to be based strictly on savings with the exception of a retainer that would amount to \$3,500.00. May we point out that the savings in erroneous billing alone from the records we received pays for approximately 50% of this retainer. We felt this is more than generous to the City of Mississauga.

30 September 1976

A meeting was conducted in Bill Munden's office and we were asked to undergo a further test of our abilities. The question was posed to us that because of switching capacity and the desperate need for more extension numbers they were faced with a costly expansion both in equipment and valuable floor space. We were asked for our recommendation. Our reply was simply, "Can the City of Mississauga wait until we can review the complete problem thereby keeping costs to a minimum?"

TCL

C-2(i)

We received the answer that this was possible. Two things became very obvious:

1. We did not give them tangible solution to the problem.
2. Through lack of understanding by the city's communication people they did not realize the magnitude of their request. It is impossible to come up with a snap answer to a communication problem and before we would commit ourselves to even a temporary solution, it would in fact cost Telcost Limited a full man-week (7 days).

We were informed that this meeting was a waste of time and we failed miserably in convincing the people attending the meeting that we knew what we were talking about. The comment was passed that we had alienated these people from our cause.

It is costly to deal with communications by resolving isolated problems. May we use the old adage "the only reason we can walk on water is because we know where all the stones are."

14 October 1976

We received a request from Bill Munden that we meet with Frank Markson the City Manager for further explanation of our services. Again, we returned to square one and resold the services that we offered. We pointed out that we approached the City of Mississauga and that we showed them where the money was to be saved and that we already had contributed six man-weeks in the study of the problem and has presented an estimated saving of \$30,000 per annum based only on the equipment records we had received. Mr. Markson informed us that it would be necessary to seek other quotations for provision of this service. We pointed out that this would be rather difficult as we are dealing strictly in estimates until the final proposal is made. We also informed him that to have another consultant in would necessitate the following time lose.

1. It would take another consultant to do a satisfactory appraisal one man-month.
2. Two weeks to compare quotations if this were something that could be quoted upon.
3. We would hope like ourselves he would provide tangible evidence of his abilities.
4. The actual survey before a presentation can be made will be approximately two months.

TCL

C-2(j)

As you can readily see this now makes a 14 week delay to prove nothing, but has cost the City of Mississauga approximately \$10,000.00.

It is true that we are a new company, however, may we point out that this is a comparatively new type of service. Our contract is designed to compensate our clients for our youth as a company but our seniority in experience and expertise. In other words, you pay only on results. We were also pleased now to report that we have conducted a number of surveys with satisfactory conclusions and acceptance of our proposals in their entirety.

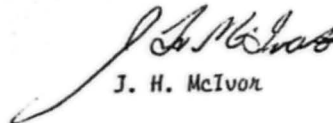
Fortunately in the business world the value of our service is quickly recognized and action taken immediately.

15 October 1976

On a request by Hazel McCallion to present documentation of our dealings with the City of Mississauga, we felt that as further indication of our abilities we would spend the weekend solving their immediate dilemma. That is, how to acquire more locals without the costly expense of adding switching equipment and loss of office space in the printing department.

Attached is one method by which this may be accomplished. We trust the sum total of our initial efforts will be adequate to ensure your confidence and support in our efforts not only to create a streamlined communications system but save which is now developing into, substantial dollars.

Yours truly,


J. H. McIvor

TCL

Attachment 1

C-2(K)

From the equipment records we have been provided with following are the areas and amounts by which your billings are in error. All figures are annualized rates including taxes.

City of Mississauga

Key Systems	4	602.00
	6	150.00
	9	60.00
	16	45.00
	34	50.00
		<u>907.00</u>

Port Credit Public Utilities Comm. 86.43

Fire Department 12.84

Mississauga Transit 200.00*

Total annual discrepancy \$1206.27

*This is a close approximation and requires a physical audit to determine the exact error.

Attachment 2

C-2(2)

TEMPORARY MEASURES TO GET ADDITIONAL LOCALS

REMOVE:

Extension No.	Location	Monthly Cost	Annual Cost
217	1112 Pelham	46.60	559.20
221	3299 Wolfedale	17.17	206.04
222	2460 Stavebank N.	21.51	258.12
223	"	"	"
*229	7126 Fewster Dr.	28.35	303.35
326	3299 Wolfedale	17.17	206.04
503	3185 Mavis Road	18.62	223.44
557	Mississauga Transit	8.51	102.12
479 376 377 378	140 King	52.00	624.00
			<u>2740.43</u>
12 Extensions cost		44.94	<u>539.28</u>
		Total	3279.71

To compensate for additional calling load seven additional lines can be added to the switchboard for less cost than the above twelve locals. (\$2961.56 per annum)

*This extension is for communication with Munisan Limited for information re disposal services. Under normal circumstances a contractor would provide and pay for this service, not the City.

PRELIMINARY EVALUATION
of the
TELECOMMUNICATION SERVICES
for the
CITY OF MISSISSAUGA

C-2(m)

General

This initial study was conducted by Telcost Limited in agreement with the Mississauga City Treasury Department.

Preliminary Findings

1. Existing monthly billing is inaccurate.
2. Dial tone delays and other inefficiencies prevail.
3. Telephone station equipment arrangements require reviewing and updating.
4. Use of long distance is being abused.

Proposal

Telcost Limited should be retained by the City of Mississauga to:

- a) Complete a comprehensive review of all existing telecommunications services.
- b) Present findings and recommendations to improve efficiencies and reduce costs.
- c) Act as a liason with Bell Canada and the employees of the City of Mississauga to ensure the recommendations are implemented effectively.
- d) Monitor monthly billing charges to ensure accuracy and conduct on-going evaluation to ensure optimum telecommunications use.

Prepared by Telcost Limited
September 1976

TELCOST LIMITED

C-2(n)

The undersigned City of Mississauga hereinafter referred to as the Client hereby agrees to retain the services of Telcost Limited (Telcost) as communications consultants, as follows:

1. Without cost to the Client, Telcost will within days of the date hereof, make a preliminary study of the Client's communications equipment requirements and will prepare a general report, recommending any changes in such equipment that should be considered, and providing estimates of the cost of such changes and the operational cost saving to be derived by the Client therefrom.
2. In the event that the Client implements all or any part of the equipment changes recommended by Telcost, the Client agrees to pay to Telcost on completion of such equipment changes, a fee equivalent to fifty percent (50%) of the amount by which the actual operating cost saved by the Client during the first year of operation of such equipment exceeds the actual cost of implementing such equipment changes, and to reimburse Telcost for all proper disbursements incurred by it on behalf of the Client.
3. If as a result the general report referred to in paragraph 1 hereof the Client wishes to have a detailed study made, the Client agrees to deposit with Telcost a retainer on account of its fees and disbursements equivalent to twenty-five percent (25%) of its fees and disbursements calculated in accordance with paragraph 2 hereof.
4. Telcost will, within ...Ninty.... days of receiving the Client's authorization to proceed, make a complete analysis of the Client's communications requirements and will prepare for the Client a detailed report as to the changes in equipment recommended and the resultant operational cost saving to the Client.
5. If the Client elects not to implement any recommended equipment change, the retainer provided for in paragraph 3 hereof will be returned to the Client in full without interest, less the amount of any disbursements properly incurred by Telcost on behalf of the Client.
6. In the event that the Client wishes to implement all or any of the equipment changes recommended, upon receipt of the Client's authorization to do so, Telcost will make all necessary arrangements with the suppliers of such equipment to carry out the specific changes requested.

C-2(0)

7. All invoices for the balance of fees and disbursements shall be rendered to the Client upon completion of the particular equipment changes to which such fees and disbursements relate and shall be payable in twelve equal monthly installments commencing on the first day of the month next following the date of such invoice.

8. In the event of default of any installment on account of fees and disbursements, the balance owing shall thereupon become due and payable together with interest at 1% per month from the date of such default.

9. In the event that any supplier increases or decreases its rates with respect to any equipment changed herein during the first year of operation of such equipment, such increase or decrease will be reflected in the fee payable and will be adjusted when such rate change is implemented.

10. The Client agrees to provide Telcost with access to all communications equipment and records that it deems necessary to enable it to prepare the reports herein set out, and to provide Telcost with any authorization that it requires to obtain such records from any supplier. The Client agrees that all authorizations given to Telcost to obtain equipment records from suppliers shall be irrevocable for a period of two (2) years from the date of the report referred to in paragraph 4 hereof.

DATED at this
..... day of, 19 ..

TELCAST LIMITED,

(CLIENT)

Per: _____



C-2(P)

77 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 1M6 • (416) 272-1975

September 13, 1976.

City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario

Attention: Mrs. H. McCallion

Dear Hazel;

I would like to take this opportunity to thank you for the courtesies extended to myself and Jim McIvor during our recent meetings. The purpose of this letter is to provide you with the details of our recent investigation into the toll fraud from your Streetsville office.

During the first few months of this year, two or three calls were placed to Nova Scotia on the same day directly from your office. All of the calls in question were placed between six p.m. and midnight or sometime on Sunday. (see attached)

All the questioned calls were placed to four numbers in Nova Scotia. The numbers and persons are as follows:

902-434-7682	Donald S. McKenzie	Halifax
902-564-4040	Russel W. Hawkins	Sydney
902-539-5322	Robert Button	Sydney
902-564-9245	Millard Wynn	Sydney

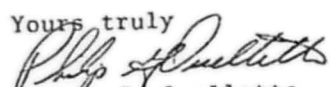
C-2(q)

Suggested Plan of Action

1. Determine if there is a relationship between the dates of the calls and performance of some other service (e.g. cleaners, meetings, etc.) if possible. (Since the calls are placed in the evenings, I would think that it is your cleaning staff who are placing the calls.)
2. If a relationship does exist, determine if a new employee was added in July or August of last year.
3. In future, if any of these calls appear on your statement, have your secretary call Bell Canada and deny all knowledge of the calls. This should be followed up by a letter from your office.
4. The Bell will place tracers on your line if the problem persists, but if toll fraud is proven, they will most likely ask you to prosecute the party involved.

I trust this information will assist in eliminating this problem. If I can be of any further assistance to you please call me at 416-272-1975.

Yours truly


Philip G. Ouellette

PGO/go

ATTACHMENT

C-2(R)

Halifax
Domald S. McKenzie
902-434-7682

January 11 1976
February 23 1976
April 7 1976
May 25 1976
June 15 1976
June 16 1976
July 17 1976

Sydney
Russel W. Hawkins
902-564-4040

January 11 1976
January 23 1976
January 25 1976
February 1 1976
July 7 1976

Sydney
Robert Button
902-539-5322

April 4 1976

Sydney
Millard Wynn
902-564-9245

December 28 1975
January 23 1976
February 3 1976



City of Mississauga
MEMORANDUM

extra
R-2(d)

To Mayor Martin Dobkin M.D. From Mr. E.M. Halliday, Commissioner
Dept. Recreation & Parks Department.

Monday, October 25th, 1976.

SUBJECT: Mississauga Valley Arena & Outside
Playing Fields.

Further to your memo of October 22, 1976 requesting
comments on Wm. McNally Construction Limited letter of October
21st, 1976, I report as follows:

<u>1st Tender</u>	<u>BASIC</u>	<u>LIGHTS</u>	<u>TOTAL</u>
Wm. McNally Construction Ltd.,	\$2,140,000	\$93,240	\$2,233,240
C.A. Smith Contracting Ltd.,	2,158,585	87,344	2,245,929
<u>2nd Tender</u>			
Wm. McNally Construction Ltd.,	\$2,069,000	\$98,040	\$2,167,040
C.A. Smith Contracting Ltd.,	2,075,750	87,344	2,163,094

Should council decide not to install lighting the
contract should be awarded to Wm. McNally Construction Limited for
\$2,069,000 being the lowest tender received.

Should council decide to install lighting the contract should
be awarded to C.A. Smith Contracting Limited for \$2,163,094, being the
lowest tender received.

Yours truly,

E.M. Halliday
E.M. Halliday

EMH/ma.



City of Mississauga
MEMORANDUM

EXTRK

K-8

12-1-76
Res.

To Mayor and Members of Council
From E.M. Halliday, Commissioner
Dept. Recreation and Parks

October 25th, 1976.

SUBJECT: Leasing of Pirri's Market
File 111-76 Request # 353 - 76
ORIGIN: Letter dated September 21st from Mr. John Myberg
COMMENTS:

Recommendation 963 of General Committee on June 9th "That the Commissioner of Recreation and Parks be authorized to process future applications for use of Pirri's Market" was adopted by Council on June 28th. The understanding in putting the recommendation forward was that the uses would be limited to community service oriented fund raising events rather than strictly commercially oriented enterprises.

We now have two requests for the site for sales of Christmas trees; one from the Mississauga Jaycees and one from Mr. John Myberg.

RECOMMENDATION: That the Mississauga Jaycees be authorized to use Pirri's Market from December 4th to 31st for the sale of Christmas trees to raise funds for its Community Development Projects and that Mr. Myberg's request be declined.

E.M. Halliday

E.M. Halliday, Commissioner
Recreation and Parks Department
nc



City of Mississauga

MEMORANDUM

To Mr. E. Halliday, Commissioner From Joan LeFeuvre
Dept. Recreation and Parks Dept. Clerk's

October 18, 1976.

Dear Sir:

Re: Pirri's Market. Our File: 111-76

On October 13, 1976, request for report #353-76 was forwarded to you with reference to the leasing of Pirri's Market for the sale of Christmas trees. We have now received a letter from the Mississauga Jaycees who are also requesting the use of Pirri's Market for the sale of Christmas trees from December 4 through to December 31. As you will recall, the Jaycees used the property for the same purpose last year.

It was my opinion that the leasing of the property to a private individual was outside the policy adopted by Council with reference to the use of Pirri's Market and that is why a report was requested from you. However, I feel that the use of the property by Mississauga Jaycees does comply.

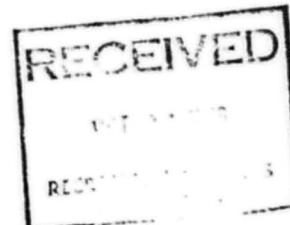
Please prepare a report taking into consideration the two requests in order that this matter may be finalized as soon as possible.

Yours truly,

Joan LeFeuvre

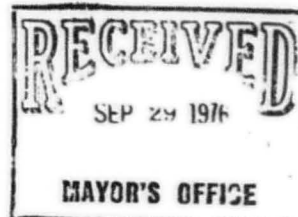
Joan LeFeuvre.

Encl.



John Myberg
7552 Lally Cir.
Mississauga, Ont.
877-5158

To: COUNCIL



To the Mayor & Members of Council.

I would like to submit to you an application to you to lease for one month the property formerly owned by Pin's Market on Hurontario St. now owned by Mississauga.

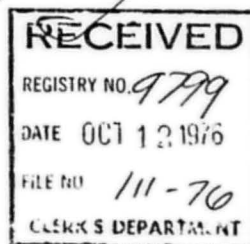
For the past 5 years I have retailed Christmas Trees in Mississauga. I have always obtained a license for each lot and tried to comply to the regulations regarding the sale of trees.

I am very interested in renting the land now owned by Mississauga for the purpose of retailing trees this year.

I would appreciate if you would consider my request to lease this property for the Christmas Season.

Sincerely

John Myberg





Mississauga Jaycees

POST OFFICE BOX 36
MISSISSAUGA, ONTARIO
L5A 2Y9

INC.



TO BUILD A BETTER MAN — TO BUILD A BETTER WORLD

October 13, 1976

The City of Mississauga
David R. Turcotte, City Clerk
1 City Centre Drive
MISSISSAUGA, Ontario

Dear Sir:

As a means of obtaining funds to support our 1976-1977 Community Development Projects, the Mississauga Jaycees would like to sell Christmas Trees again this coming December.

Last year we were permitted the use of the site that was known as Pirris Fruit Market on Highway 10. This proved to be a very suitable site for us then, and we would appreciate your permission to use the same site this year during the period of December 4 through to December 31, 1976.

We guarantee that we will clean the property on completion of the sale. Also, we have an insurance policy that will cover your property, our customers and ourselves for the duration of the project.

Your kind consideration to our request at your earliest opportunity would be greatly appreciated, as we would like to enter into a contract to purchase the trees in the very near future.

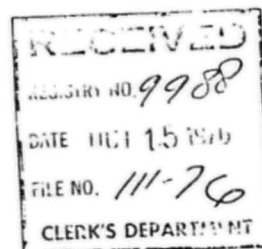
Please address your reply to - Paul Blinch
Unit 168 - 1250 Mississauga Valley Blvd.
Mississauga, Ontario, L5A 3R6
Telephone - residence 275-4926

Thanking you in advance,

Yours truly,

P. Blinch
Christmas Tree Sales Committee
Mississauga Jaycees

PB/br



SPONSORS OF THE MISSISSAUGA LITTLE GRAND PRIX

*Una
Petitions P-2*

2488 Padstow Crescent
Mississauga Ontario
L5J 2G4

October 23rd. 1976

Mrs. Mary Helen Spence
935 Bex Hill Road
Mississauga Ontario

Dear Mrs. Spence:

As per our conversation 23rd October 1976. Enclosed is our petition regarding Una Road barricades to be given to Council 25th October 1976.

This petition represents the opinion of Padstow Crescent and area residents. The majority feel that in the interest of Public safety of the children in the immediate area (ie. children attending Park Royal and St. Lewis Schools and those living on the access routes traffic would take) that they would strongly suggest an alternative route be found in a less densely populated area.

The opening of Una Road onto Padstow Crescent would greatly increase the safety hazard to children in the area, including those children from the Fedora Estates attending the Schools on Lewisham Drive and living on Benedet Drive.

We realize and appreciate that the residents of Fedora Estates are a part of Park Royal and as such are entitled to use the facilities of the Community now enjoyed by the present residents. I understand a meeting is being arranged to discuss their problem.

We understand their frustrations at being denied direct access through Padstow Crescent via Una Road (now barricaded). Una Road we consider to be poor planning as the population density and its accompanying problems caused mainly by the four high rise apartment buildings situated on Bodmin and Bonner Roads with the Park Royal Shopping Centre directly opposite was not sufficiently studied. What may appear feasible on paper may in fact be totally unrealistic to the Community as a whole. This error in judgment has caused dissension in the Community where we should be working together as one for the betterment of our Community. we are now divided.

Our petition lists other objections which will be expressed more fully. Additional names will be obtained if necessary. At present we have the support of 99% of the residents on Padstow Crescent and the immediate area. Your presenting of our petition to the Clerk or Council on the 25th of October 1976 when presenting the same for the Fedora Estates would be appreciated. As no decision will be made at that time, I would like to informed of any steps Council takes

page 2 contd.

on this petition and a copy of their concussions be sent to Ron Wilson and myself.

I take this opportunity to express on behalf of the residents our thanks for your support and effort which have been considerable in attempting to resolve this unfortunate situation.

Yours very truly

Mrs. Patricia Huson.

(Mrs.) Patricia Huson

cc: Ron Wilson
Ratepayers

353 names

1 of 12

We the residents of Park Royal wish to voice our objections to the proposed opening of barricades on Una & Vey Roads from Benedict Rd. to Padstow Crescent and Sandgate Crescent.

Objections: (Main)

- 1.) Increase in traffic causing a safety hazard.
- 2.) Crescents will become a main access route to all parts of Park Royal from the industries located on South Sheriday Way.
This should be of concern to residents of Benedict Road also.
Traffic will be especially bad on Fridays & Saturdays with heavy traffic to the Park Royal Shopping Centre, Go-station and Community Centre.
- 3.) Traffic to Truscott Drive will go via Bodmin & Lewisham.
Bodmin has apartment buildings with many small children crossing to Park Royal Shopping Centre.
Two junior public & separate schools located on Lewisham.
- 4.) Most people purchased homes on Padstow as it was a Crescent and therefore free of through traffic.
- 5.) Residents objected to the removal of these homes where roads now stand.

SIGNATURE	ADDRESS	TELEPHONE
Patricia Huson	2488 Padstow Cres	822-3419
Lynda Hall	2486 Padstow Cres	822-9181
John Rogers	2469 " "	" "
W. J. Pearson	2469 " "	822-9981
G. Scott	2494 " "	822-7420
Francis Ferguson	2482 " "	822-3569
Cathy Adams	2481 " "	822-6571

OBJECTING TO THE OPENING OF UNA & VIEY ROADS BARRICADES

2 of 12 ³⁰

SIGNATURE	ADDRESS	TELEPHONE
Mrs. W. Watt	2480 Padstow Cres.	822-2905
Mrs. J. Jackson	2470 Padstow Cres	822-5393
Mrs. M. Herder DePaul	2463 Padstow Cres.	823-2677
E. Pappas	2462 Padstow Cr	822-0535
W. B. B. B.	2444 Padstow Cres	822-7420
Mrs. C. Mac Millan	2486 Padstow Cres	822-9181
H. Burgess	2482 Padstow Cr.	822-3563
D. W. J.	2480 Padstow Cr.	822-2705
R. Smith	2476 Padstow Cr	822-3580
M. Smith	2476 Padstow Cr	" "
K. S. S.	2474 Padstow Cr	822-8550
B. P. S.	2474 Padstow Cr	822-8550
M. S.	2470 " "	822-5393
M. S.	2468 Padstow Cr.	822-5092
M. S.	2464 Padstow Cr	822-8522
K. S.	2462 Padstow Cr.	822-0535
B. S.	2458 Padstow Cr.	822-3483
M. S.	2458 Padstow Cr.	822-3483
J. S.	2456 Padstow Cr.	822-4574
J. S.	2456 Padstow Cr.	822-4574
B. S.	2452 Padstow Cr.	823-5573
O. S.	2452 Padstow Cr.	823-5573
L. S.	2450 Padstow Cr.	822-2609
B. S.	2440 Padstow Cr.	822-3195
L. S.	2434 Padstow Cr.	822-6107
R. S.	2434 Padstow Cr.	822-6107
M. S.	2432 Padstow Cr.	822-9760
A. S.	2428 Padstow Cr.	822-9741
A. S.	2425 Padstow Cr.	822-9741
H. S.	2416 Padstow Cr.	822-8991
S. S.	2487 Padstow Cr.	822-9223
M. S.	2491 Padstow Cr.	822-9662
J. S.	- - -	- - -
L. S.	2493 Padstow Cr.	822-8493
C. S.	2488 Padstow Cr.	822-3419

OBJECTING TO THE OPENING OF UNA & VEY ROADS BARRICADES

3 of 1
36

SIGNATURE	ADDRESS	TELEPHONE
M. Dyntch	2497 PADSTOW Cres	822-3441
John Dyntch	2497 " "	"
Ruby Tate	2503 PADSTOW CRES	822-1190
J. Tate	2503 PADSTOW CRES	822-1190
Ch. Hale	2505 Padstow Cres.	823-3665
D. Colbridge	2509 Padstow Cr.	822-6946
John Colbridge	2511 " "	823-3206
Bill Colbridge	2515 Padstow Cr.	822-4144
Miss Helen	" " "	"
M. Hall	2517 Padstow Cr.	822-1758
A. Colbridge	2509 Padstow Cres.	822-6946
John Colbridge	2521 PADSTOW CR.	822-4514
John Colbridge	2523 Padstow Cr.	822-0715
John Colbridge	2529 Padstow Cr.	823-3338
Ralph T. Colbridge	2529 Padstow Cr.	823-3338
Norman Burnett	2533 Padstow Br.	822-1726
Diane Burnett	2533 Padstow Br.	822-1726
Alan Burnett	2535 PADSTOW CR	822-8083
Bob Cauchi	2537 PADSTOW CR	823-2430
John Cauchi	2541 " "	822-8089
John Cauchi	" " "	" "
John Cauchi	2545 " "	823-4235
C. Kayson	2553 " "	822-7077
John DEIDUN	2557 " "	822-3250
W. Deidun	2559 " "	822-2383
John Thomson	2569 " "	823-4356
John Thomson	2569 " "	823-4356
John Thomson	2564 " "	822-4836
John Thomson	2475 " "	822-8040
John Thomson	2475 " "	822-8040
John Thomson	2473 " "	822-0651
John Thomson	2445 " "	822-8387
John Thomson	2445 " "	822-8387
John Thomson	2445 " "	822-8387
John Thomson	2445 " "	822-8387
John Thomson	2431 " "	822-1692

William Kent William Kent

7 of 36

OBJECTING TO THE OPENING OF UNA & VEY ROADS BARRICADES

SIGNATURE	ADDRESS	TELEPHONE
Miss Mary Reilly	2425 Padstow Cres.	822-1201
David White	2413 Padstow Cres	822-7014
Mrs. White	2413 Padstow Cres	822-7014
Willi Crumley	2403 Padstow Cres.	822-8472
Gene Crumley	2403 Padstow Cres.	822-8472
James L. Lane	2173 P. Lane	822-9513
N. Petula	2361 Padstow Cres.	822-8491
Mrs. K. Lloyd	2359 Padstow Cres	822-3294
M. J. Lloyd	" " "	" "
E. Bejert	2347 " "	822-4311
John J. J. J.	2341 Padstow Cres	-
J. J. J.	2368 Padstow	822-7231
J. P. Short	2390 Padstow	822-8074
J. J. J.	2410 Padstow	-
J. J. J.	2410 Padstow	-
W. J. J.	2527 Padstow	822-2637
Valerie Barker	2533 Padstow	822-1726
Maurice Conway	2551 Padstow Cres	822-0411
Valerie Luthers	2565 Padstow	823-2878
Mrs. Little	2571 Padstow	822-3696
L. J. J.	2577 Padstow Cres.	822-4030
J. J. J.	2345 Padstow Cres	822-4156
George Luthers	2353 Padstow Cres	822-3123
Cheryl Luthers	2353 Padstow Cres.	822-3123
Valerie Luthers	2365 Padstow Cres.	822-6436
Valerie Luthers	2365 Padstow Cres.	822-6436
James Luthers	2379 Padstow Cres.	822-1986
Mrs. J. J.	2409 L. J. J.	822-2370
Mrs. J. J.	2459 L. J. J.	822-2370
Bonnie Harwood	2487 L. J. J.	823-2182
L. J. J.	2483 L. J. J.	822-2732
L. J. J.	2475 L. J. J.	822-0991
L. J. J.	2471 L. J. J.	822-8741
L. J. J.	2367 L. J. J.	822-9418
L. J. J.	2321 L. J. J.	822-5335

OBJECTING TO THE OPENING OF BARRICADES ON UNA & VEY RDS.

SIGNATURE	ADDRESS	TELEPHONE
In Lamsen	2477 Banner Rd.	822-3159.
R. Kelson	2467 Banner Rd.	822-0434.
H. Bon	4463 Banner Rd.	822-4790
Rudolph Bon	4463 Banner Rd.	822-4790
Y. L. Macis	2457 Banner Rd.	822-8228
M. J. J. J.	2457 Banner Rd.	822-8228
M. Backlund	2453 Banner Rd.	
J. L. L.	2443 Banner Rd.	822-3073
J. L. L.	2443 Banner Rd.	822-3073
J. L. L.	2443 Banner Rd. Apt 1A.	822-3073
J. L. L.	2437 Banner Rd.	822-6849
J. L. L.	2433 Banner Rd.	822-9113
J. L. L.	2423 Banner Rd.	822-1211
J. L. L.	2423 Banner Rd.	822-1211
J. L. L.	2417 Banner Rd.	822-4725
J. L. L.	2417 Banner Rd.	822-4725
J. L. L.	2413 Banner Rd.	822-1809.
J. L. L.	2403 Banner Rd.	822-2698
J. L. L.	2403 Banner Rd.	822-2698
J. L. L.	2393 Banner Rd.	822-4579
J. L. L.	2393 Banner Rd.	822-4579
J. L. L.	2389 Banner Rd.	822-9137
J. L. L.	2389 Banner Rd.	822-9137
J. L. L.	2383 Banner Rd.	822-7340
J. L. L.	2383 Banner Rd.	822-7340
J. L. L.	2385 Padstow Cr.	822-3498
J. L. L.	2385 Padstow Cr.	822-3498
J. L. L.	2389 Padstow Cr.	822-4667
J. L. L.	2395 Padstow Cr.	823-1431
J. L. L.	2401 Padstow Cr.	822-8182
J. L. L.	2415 Padstow Cr.	822-5187
J. L. L.	2433 Padstow Cr.	822-0554
J. L. L.	2433 Padstow Cr.	822-0554
J. L. L.	2431 Padstow Cr.	823-2474

We the residents of Park Royal wish to voice our objections to the proposed opening of barricades on Una & Vey Roads from Benedict Rd. to Padstow Crescent and Sandgate Crescent.

Objections: (Main)

- 1.) Increase in traffic causing a safety hazard.
- 2.) Crescents will become a main access route to all parts of Park Royal from the industries located on South Sheriday Way.
This should be of concern to residents of Benedict Road also.
Traffic will be especially bad on Fridays & Saturdays with heavy traffic to the Park Royal Shopping Centre, Co-station and Community Centre.
- 3.) Traffic to Truscott Drive will go via Bodmin & Lewisham.
Bodmin has apartment buildings with many small children crossing to Park Royal Shopping Centre.
Two junior public & separate schools located on Lewisham.
- 4.) Most people purchased homes on Padstow as it was a Crescent and therefore free of through traffic.
- 5.) Residents objected to the removal of these homes where roads now stand.

SIGNATURE	ADDRESS	TELEPHONE
<i>Gwen Shiller</i>	2479 Padstow Crs	822-8722
<i>Janet Hillyer</i>	2479 Padstow Cr	822-8722
<i>John Waller</i>	2449 Padstow Cr.	822-5351.
<i>AM Walker</i>	2449 Padstow Crs	822-3351.
<i>S. Wynne</i>	2469 Padstow Crs.	822-6356
<i>JPain</i>	2383 Padstow Crs	822-9793
<i>Bany Long</i>	" "	822-9793
<i>Amelia, Libby</i>	2361 Padstow Crs.	822-0751

OBJECTING TO THE OPENING OF UNA & VEY ROADS BARRICADES

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SIGNATURE	ADDRESS	TELEPHONE
Wm. D. Dwyer	2336 PADSTON	822 5130
St. H. Dwyer	" "	" "
St. H. Dwyer	2372 Padstow Cr.	822 8377
St. H. Dwyer	2400 Padstow Cr.	822 3957
St. H. Dwyer	2414 Padstow	822-1063
St. H. Dwyer	2446 Padstow	823-9853
St. H. Dwyer	2446 Padstow	same
St. H. Dwyer	2485 Padstow Cr.	822-8411
St. H. Dwyer	2435 Padstow Cr.	822-8411
St. H. Dwyer	2439 Padstow Cr.	822-7003
St. H. Dwyer	2439 Padstow Cr.	822-7003
St. H. Dwyer	2492 Padstow Cr.	822-1451
St. H. Dwyer	2321 Bonner Rd	822-4817
St. H. Dwyer	1461 LEWISHAM DR	823-4644
St. H. Dwyer	1461 LEWISHAM DR	823-4644
St. H. Dwyer	1405 Lewisham Dr	822-8432
St. H. Dwyer	1404 " "	822-8105
St. H. Dwyer	1410 Lewisham Dr	822-8970
St. H. Dwyer	1424 Lewisham	822-4157
St. H. Dwyer	1464 Lewisham Dr	822-1207
St. H. Dwyer	2274 Bonner Rd	822 0498
St. H. Dwyer	2274 Bonner Rd	822 0498
St. H. Dwyer	2294 Bonner Rd	823-5242
St. H. Dwyer	2294 Bonner Road	" "
St. H. Dwyer	2314 Bonner Rd	822-2695 24
St. H. Dwyer	1425 Bonner Rd	822-4239
St. H. Dwyer	1425 Bonner Rd	822 0331
St. H. Dwyer	" "	822-6976
St. H. Dwyer	" "	822-5593
St. H. Dwyer	1425 Bonner Rd	823-3331
St. H. Dwyer	" "	823-3199
St. H. Dwyer	" "	" "
St. H. Dwyer	1425 BONNER ROAD	" "
St. H. Dwyer	APT 308	" "
St. H. Dwyer	MISSISSAUGA	" "

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OBJECTING TO THE OPENING OF BARRICADES ON UNA & ~~ROADS~~

SIGNATURE	ADDRESS	TELEPHONE
Mr. & Mrs. Peter Royne	1425 Bodmin Rd	822-1004
Mr. & Mrs. M. M. M. M.	1425 Bodmin Rd	823-1407
Mr. & Mrs. Rita Paris	1425 Bodmin Rd	823-3572
Mr. & Mrs. Rita Paris	" " "	823-1735
Mr. & Mrs. Rita Paris	" " "	823-3519
Mr. & Mrs. Rita Paris	" " "	823-3967
Mr. & Mrs. Rita Paris	" " "	822-4572
Mr. & Mrs. Rita Paris	1425 Bodmin Rd	822-4442
Mr. & Mrs. Rita Paris	1425 Bodmin Rd	822-3231
Mr. & Mrs. Rita Paris	1425 Bodmin Rd	823-2245
Mr. & Mrs. Rita Paris	2360 Bonner Rd	822-6561
Mr. & Mrs. Rita Paris	2360 Bonner Rd	822-6324
Mr. & Mrs. Rita Paris	2360 Bonner Rd	822-5667
Mr. & Mrs. Rita Paris	2360 Bonner Rd	823-3712
Mr. & Mrs. Rita Paris	2360 Bonner Rd	823-5657
Mr. & Mrs. Rita Paris	2360 Bonner Rd	823-3919
Mr. & Mrs. Rita Paris	2426 Padstow Rd	822-2407
Mr. & Mrs. Rita Paris	2402 Padstow Rd	822-5130
Mr. & Mrs. Rita Paris	2336 Padstow Rd	822-8406
Mr. & Mrs. Rita Paris	2311 Padstow Rd	822-3785
Mr. & Mrs. Rita Paris	2371 Bonner Rd	822-4439
Mr. & Mrs. Rita Paris	2447 Bonner Rd	
Mr. & Mrs. Rita Paris	2465 Yeovil Rd	
Mr. & Mrs. Rita Paris	" " " " "	
Mr. & Mrs. Rita Paris	2463 Yeovil Rd	822-0834
Mr. & Mrs. Rita Paris	" " " " "	
Mr. & Mrs. Rita Paris	2459 Yeovil Rd	822-8822
Mr. & Mrs. Rita Paris	2457 Yeovil Rd	823-5711
Mr. & Mrs. Rita Paris	2457, Yeovil Rd	823-5711
Mr. & Mrs. Rita Paris	2457 Yeovil Rd	822-0471
Mr. & Mrs. Rita Paris	2445 Yeovil Rd	822-5874
Mr. & Mrs. Rita Paris	" " " " "	" "
Mr. & Mrs. Rita Paris	2433 Yeovil Rd	822-2357
Mr. & Mrs. Rita Paris	2429 Yeovil Rd	822-7517
Mr. & Mrs. Rita Paris	" " " " "	" " " "
Mr. & Mrs. Rita Paris	2421 Yeovil Rd Miss	822-2360

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OBJECTING TO THE OPENING OF BARRICADES ON UNA [REDACTED] RA

SIGNATURE	ADDRESS	TELEPHONE
W. A. Gentry	317 Bonner Rd	822-9704
W. A. Gentry	317 Bonner Rd	822-9704
Katene Hengeler	317 Bonner Rd	822-9704
W. A. Gentry	1471 Lewisham	822-4254
F. P. Johnson	1471 Lewisham	822-4254
W. A. Gentry	1471 Lewisham	822-7005
W. A. Gentry	1431	822-7005
W. A. Gentry	1431	822-7005
E. Gentry	1414 Lewisham Dr.	822-9269
R. Harris	1414 LEWISHAM DR	822-9269
HARRY ROBINSON	1421	822-9230
W. A. Gentry	1421	822-9230
W. A. Gentry	1397 Lewisham Rd	822-8994
John W. Gentry	1317	822-8994
E. B. Gentry	1400 Lewisham Dr	822-1177
John W. Gentry	1400 Lewisham Dr	822-1175
John W. Gentry	1420 LEWISHAM Drive	822-7014
J. M. Gentry	1430 Lewisham Dr	822-1660
W. A. Gentry	2268 Bonner Rd	822-9017
W. A. Gentry	2268 Bonner Rd	822-9017
W. A. Gentry	2284 Bonner Rd	822-9785
W. A. Gentry	2284 Bonner Rd	822-9785
W. A. Gentry	2303 Bonner Rd	823-5718
W. A. Gentry	2303 Bonner Rd	823-5718
W. A. Gentry	2330 Bonner Rd	822-2569
W. A. Gentry	1425 Bodman Rd Apt 42	822-7019
W. A. Gentry	1425 " " " 200	822-7975
W. A. Gentry	1425 XL " " 1301	822-1705
W. A. Gentry	1425 " " " 508	822-6360
W. A. Gentry	1425 " " " 508	" "
W. A. Gentry	1425 Bodman Rd 506	822-1674
W. A. Gentry	1425 " " " 108	822-7962
W. A. Gentry	1425 Bodman Rd 708	822-7962
W. A. Gentry	1425 Bodman Rd 806	823-1727
W. A. Gentry	1425 " " " 108	822-6771
W. A. Gentry	1425 Bodman Rd 419	823-9348

PH "36

OBJECTING TO THE OPENING OF LUNA

SIGNATURE	ADDRESS	TELEPHONE
Dr. David	1425 BODMIN RD. #1801 MISS. OHS	823-5586
Paul Kuhl	1425 Bodmin 1105 11154	
W. Traynor	1425 Bodmin Rd.	
W. H. W. W. W. W.	1425 Bodmin Rd. Apt. 1208	823-9386
Robert Melet	2360 Bonner Rd # 110	823-6213
Joanne Hupak	2360 Bonner Rd. Apt 111	822-4620
L. H. H.	2360 Bonner Rd. Apt 205	
W. C. H.	2360 Bonner Rd 301	
S. M. H.	2360 Bonner Rd 403	
T. H. H.	2360 Bonner Rd 500	823-9235
S. Brown	2360 BONNER RD 1907	823-1410
N. Brown	2360 BONNER RD 1907	"
C. S. Tapp	2360 Bonner Rd 1908	823-9354
C. Tapp	"	"
W. H. H.	2360 Bonner Rd 1801	822-1195
P. H. H.	"	"
Adeline Wilson	2360 Bonner Rd, 1803	823-1169
Edmund Wilson	" " " 1801	" " "
Mr. B. H.	2360 " " 1806	822-6990
John H. H.	" " " 1806	" " "
Mr. H. H.	2360 Bonner Rd 1808	822-6690
Mr. H. H.	" " " "	" " "
Mr. M. H.	" " " 1710	822-5695
Mr. B. H.	" " " 1701	822-9063
Mr. H. H.	" " " 1600	822-3877
Mr. H. H.	" " " 1410	822-2810
Mr. H. H.	" " " 1610	822-2810
Mr. H. H.	2403 " " "	not listed
Mr. H. H.	2427 " " "	800-5781
Mr. H. H.	2427 " " "	" "
Mr. H. H.	2407 " " "	822-9941
Mr. H. H.	2407 " " "	" "
Mr. H. H.	2355 " " "	822-0390
Mr. H. H.	" " "	" "
Mr. H. H.	2547 " " "	822-4311

OBJECTING TO THE OPENING OF UNWAY ~~DR.~~ RD.

SIGNATURE	ADDRESS	TELEPHONE
Rt. Helma Duff	2397 Banner Rd.	822-2160
Wendy Duff	2427 Bonnell Rd.	822-5248
Arthur Duff	" "	" "
Alvin Duff	2413 Bonnell Rd.	822-3957
Edith Duff	2473 Bonnell Rd.	822-4470
Robert Duff	2473 Bonnell Rd.	" "
Floucia Allan	2417 Yeovil Rd.	822-1787
Len Allan	2417 Yeovil Rd.	822-1787
Guida Luller	2411 Yeovil Rd.	822-4937
Elsie Andrews	2409 Yeovil Rd.	823-3346
Betty Andrews	2409 Yeovil Rd.	823-3346
Charles & Marie Thompson	2405 Yeovil Rd.	823-1571
James Thompson	" "	823-1571
W. Moffatt	2403 Yeovil Rd.	822-8909
Mr. W. Moffatt	2403 Yeovil Rd.	822-8909
Louella Allan	2399 Yeovil Rd.	822-6563
Ingella	2397 Yeovil Rd.	822-7631
W. Spanton	2397 Yeovil Rd.	822-7631
W. Spanton	2397 Yeovil Rd.	822-8305
B. Allen	2388 Yeovil Rd.	822-8306
Emma Allen	2388 Yeovil Rd.	822-7932
R. Allen	2382 Yeovil Rd.	822-2718
O. Henry	2382 Yeovil Rd.	822-2718
C. J. Henry	2382 Yeovil Rd.	822-2718
J. Henry	2382 Yeovil Rd.	822-9970
Gas. Leonard	2382 Yeovil Rd.	822-4505
John Leonard	2392 Yeovil Rd.	822-2058
Bill VanZant	2398 Yeovil Rd.	822-2058
Su. VanZant	2398 Yeovil Rd.	822-1024
W. Leonard	2406 Yeovil Rd.	" "
W. Leonard	" "	" "
Phyllis Dymond	2408 Yeovil Rd.	822-5745
B. Dymond	" "	" "
P. Boyceux	2414 Yeovil Rd.	822-0547
J. Sturken	2420 Yeovil Rd.	822-0219
Henry Sturken	2424 Yeovil Rd.	822-7246
Henry Sturken	2424 Yeovil Rd.	822-7246

PH 120812
 OBJECTING TO THE OPENING OF UNAY ~~120812~~ 14

SIGNATURE	ADDRESS	TELEPHONE
Mrs. Annie Jarvis	2424 Yeovil Rd	822-7246
Dev. Thompson	2426 Yeovil	822-9404
Angelo Pascento	2430 Yeovil Rd	822-3402
Fred. Zita	2436 Yeovil Rd.	822-3650
CONNE Zita	2436 Yeovil Rd	822-365
Helen MacMillan	2438 Yeovil Rd.	823-9658
James MacMillan	2438 Yeovil Rd	823-9658
Pauline Collins	2442 Yeovil Rd	822-4603
John Collins	" " "	"
Lois Paton	2770 Yellberg Cut	823-1752
Dore Slade	2444 Yeovil Rd.	822-0529
Lola Slade	2444 Yeovil Rd	822-0529
R. Bueckert	2450 " "	822-3915
J. Bueckert	2450 " "	822-3915